

Parkside Homeowners' Association Annual Meeting January 21, 2019, Anacortes Public Library 6:00 pm

| Board Members : | Present | |
|-----------------|---------|--|
| Ray Bloom | X | |
| Nicoline Payne | X | |
| Linda Henley | X | |
| Steve Cox | X | |
| Mark Boger | X | |

President Linda Henley opened the meeting with introduction of Board members and homeowners in attendance. 36 homeowners signed in, including the five Board members. 26 lots were represented.

Linda thanked the Board members for their service during the past year. She provided information about Parkside from January to December 2018. Highlights:

- There were few unexpected expenses last year so that funds could be placed in the reserves, thus meeting the Board's goal of a balance of \$25,000 for future needs.
- Homeowner dues have not increased for the past three years.
- Backflow program completed for about 42 homes.
- Paint color changes were approved for 4 houses
- A complaint was filed against Evergreen Tree Company for aggressive solicitation.
- 7 requests were received by the Board to remove trees/fallen branches in private yards and in common areas. One request was denied.
- A draft of a revision to the CCRE&Rs regarding short-term rentals was emailed to homeowners in the summer (included in handouts). To be discussed.
- House numbers were painted on curbs of some homes last summer at owners' request and expense.
- 2 requests were received for sheds on properties. One approved, one withdrawn.
- A plum tree damaged at the front entrance was evaluated and considered likely to recover. If not, it will be replaced.

Treasurer Ray Bloom presented the financial statement for 2018 and budget for 2019. The ending cash position is \$6,659. Reserve fund is now \$25,447.

Linda Henley briefly summarized the proposed short-term rental policy and asked attendees for comments. Questions arose as to the legality of the proposed policy as written and one owner questioned the proposed six-month minimum of allowable rentals. The Board will obtain legal advice. 14 responses in favor of the new policy have already been received from owners. At the meeting, at least one more owner expressed support so that the required threshold of 15 lot owners (20% of the 74 lots) has been reached to call a special meeting to discuss the proposed changes and to vote. To adopt amendments to the CCRE&Rs 70% of the lot owners must approve them. A special meeting will be set to discuss the matter further before any changes will be voted upon.

Homeowner Tom Dickens discussed the results of a survey he has recently distributed to owners proposing changes to CCRE&Rs regarding the Board's oversight of tree removals in private yards as well as the Board's maintenance of common areas. Board members advised him that in order for changes to the CCRE&Rs that require a vote, a minimum of 14 days' notice must be given for a special meeting to be held so that the matter can be discussed. The Board will schedule a meeting in the near future if 15 owners support the changes.