



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

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## Board of Directors

### Minutes of Meeting for April 10, 2001

Meeting Time: 5:00 pm

Location: Fred House's home

Board Members Present:

Harry Chandler  
Fred House  
Jo Rockwood  
Craig Smith  
Dave Storkson

Guests:

None

### Approval of minutes for Board Meeting of 3/13/01

The minutes were approved and are posted on the website.

### Treasurer's Report:

The report was submitted, approved and is posted on the website. The Board members viewed the reconciliation printout from the Quicken 2001 program. The ending balance as of 3/31/01 was \$6,670.81.

## Old Business

### Lot #16 [P II] / Lot #14 [P I] Common Area

In regard to the ongoing status of the common area, Harry will continue trying call and contact the owner of Lot #16 (P II).  
[Ongoing Item: H. Chandler]

## Forest Conservation Program

Harry stated there was no change in status from last month's meeting and that we were approximately \$1,000 away from securing the next five-acre parcel. **[Ongoing Item: H. Chandler]**

## Electrical at Entranceway

The Board decided to cancel all the proposed update and upgrades (from the March meeting) and just concentrate on fixing the broken light fixtures. Fred fixed the broken lights at the entrance for less than \$10 in parts and in less than 30 minutes. Fred also suggested that we look into purchasing and installing an electronic timer to turn on / off the lights at a specific time and not allow them to burn all night long. Currently, a photoelectric-type cell controls the lights. **[Action Item: Fred House]**

## Fence Painting at Lot 35 [P I]

John R. Cox, builder of the home on Lot 35, still has not provided color samples of the proposed paint/stain scheme as he stated from the January board meeting he attended. This is now sixty days later. Harry will contact the Cox organization again. **[Ongoing Item: H. Chandler]**

## Landscaping Between Lots 41 & 42 [P I]

John R. Cox, builder of the homes on Lots 41 & 42, has agreed to restore the bushes and landscaping surrounding the mailbox station located on the property line between these two lots. The area was disturbed and obliterated during the construction phases of both homes. No action required as the construction and landscaping to the home on lot 42 is incomplete. As of April 10, the home on lot 42 has been sold and landscaping has commenced. **[Ongoing Item]**

## Vandalism Damage to Entranceway

No vandalism has occurred since moving two large rocks into the center island grass area. **[Item closed]**

Craig checked on the rental of a surveillance camera and reported that systems start at \$2000. **[Item closed]**

## Website

Fred reported the Parkside website is working fine. Regarding email addresses, currently only 9 lots are not connected either because of no computer, moving, etc.

## Fence Standards

Fred reported that he received 22 replies from the informal email survey of the membership regarding the Board adopted finishing scheme. The choices were as follows:

Choice #1 – The weathered-gray look (i.e., do nothing to the cedar fence)

Choice #2 – Preserve the natural look of cedar (i.e., allow cedar-tone / earth-tone semi-transparent / solid color stains)

Choice #3 – Allow the painting (or solid color stain) that is a color other than cedar-tone / earthtone (i.e., the colors on the homeowner's home as the fence color – or suggest a common color).

Members were given the opportunity to select only one choice, or any combination of choices. The results were as follows:

- 2 members choose only the #1 option
- 8 members choose only the #2 option
- 6 members choose both the #1 & #2 option
- 2 member choose both the #2 & #3 option
- 4 members choose #1, #2, & #3 options

**This translates into 12 votes for the #1 option; 20 votes for the #2 choice; 6 for the #3 choice.**

Concern was raised over the #1 option as the current weathered-gray fences were showing more and more signs of general deterioration. It was also noted that from some of the email responses the membership liked the paint scheme applied to the fence on Lot #35 but did not want choice #3 for the entire community. From these results the Board has adopted Choice #2 as the Board accepted standard. A further discussion continued on the best way to implement and enforce this choice. The Board is concerned primarily with the portion of the homeowners' fence that is in view from the street. The inside of the fence, or any portion not in view from the street or from a neighbor's perspective, may be left to the discretion of the owner. Specific draft wording for the revised fence standard will be developed for final Board review. Specific color choices and samples would be posted on the "Bulletin Board" page of the Parkside Website.

### **Alternate Roofing Substitutes**

Jo Rockwood displayed samples from Savage Roofing for alternate choices for a cedar shake replacement. The samples were "asphalt based conventional shingles". Although nice in their appearance, as noted in brochures, it was concluded that they would not be acceptable to the membership.

Fred House also did some research and found two sources for shake-like-appearance replacements. One is from Everlast Systems in Hoquiam, WA. The company provided a sample of their simulated Ever-Shake. Owners may visit their website at: <http://www.evershake.com>. Another brochure was sent to us from a distributor in Burlington. Their "Cedarlite" product appears to be their replacement answer. Visit the product's website at [www.monierlifetile.com](http://www.monierlifetile.com).

The Board concluded that both above listed products would be an acceptable replacement at this point in time. It was also brought up that in the future new technology and advancements may provide additional materials that would also be an acceptable replacement.

Jo will develop draft wording for a proposed revision to the CCRE&Rs to allow owners to propose, for Board approval, non-natural shake roofs. [Action Item: J. Rockwood]

### **CCRE&R Proposed Changes**

As an ongoing item the Board feels that certain articles of the CCRE&Rs need to be re-worded with more specificity. Along with the roofing item above these will be collected and put to a vote of the membership.

#### **Section 3.6.24 "Painting"**

"Board approval is required for any change to the color scheme of structures prior to any repainting."

#### **Section 3.1 "Uniformity of Use and Appearance"**

*Add reference to storage buildings*

*...hereinafter provided.* No building (except for accessory structures) shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling. Accessory structures including storage buildings are permitted as long as the building meets these requirements. The

accessory structure must match the architectural appearance of the owner's home. All accessory structures must have a set of plans to be approved by the board as allowed by the requirements of this Article 3. *Notwithstanding anything...*

### **Section 3.6.19 "Driveways"**

*Reword to delete all reference to the word "carport".*

All driveways shall be paved with Portland cement concrete or asphalt paving from the edge of the paved street to connect with the paved surface of the floor of the garage.

### **Treasurer Transition**

Fred House has taken over the Treasurer's position beginning 20 March. All necessary paperwork has been completed at Skagit State Bank. Fred also noted that due to a change in billing / mailing address that new checks need to be ordered. He proposed buying checks from Intuit, the software manufacture of Quicken 2001, which allows recording and printing checks through their software. Enough checks for approximately two - three years will be ordered. That recommendation was approved.

### **Mailbox for POA**

Fred House noted that the new mailing address for the Parkside Homeowners Association is now in effect and the old address will still work until September 2001. The new address is being sent to all creditors when necessary, is posted on the "Bulletin Board" and has been emailed to the membership.

### **Progress on Lot 37**

Harry mentioned in an informal email sent to the owner of Lot 37 regarding his lack of landscape efforts. He reminded the owner of the CCRE&R wording specifying a 90-day grace period of landscaping after the certificate of occupancy permit has been issued. No response has been forthcoming.

## **New Business**

### **New Owner Welcoming Letter**

Fred provided printouts to Craig for Welcome packets. **[Item closed]**

### **Boat Trailer Storage Lot 5 (Parkside II)**

Harry and Craig will visit the renters in the Lot 5 (P2) to discuss the boat and trailer parked in the driveway and give them a copy of the CCRE&R. **[Action Item: H. Chandler & Craig Smith]**

### **Pet Cleanup Courtesy**

Fred noted that an email item was delivered to the membership recently asking memberships to clean up after their pets when they soil a neighbors yard. **[Ongoing Item]**

### **Landscape Plan Lot 2 (Parkside II)**

Landscape plans were submitted and approved. **[Item closed]**

### **Landscape Plan Lot 3 (Parkside II)**

The landscape plan that was in our files for Lot 3 (P2) did not appear to be for that particular home. Harry will contact the owner for an updated plan. **[Action Item: H. Chandler]**

### **Landscape Plan Lot 13 / Common Area (Parkside II)**

Landscape plans were submitted and approved. **[Item closed]**

**Next meeting at 5:00 pm on May 2, 2001 at Fred House's home due to Board member absences on the normal second Tuesday date.**

Meeting adjourned at 6:30 PM.