



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors**Minutes of Meeting
for
April 9, 2002**

Meeting Time: 5:00 pm

Location: Harry Chandler's home

Board Members Present:

Harry Chandler
Fred House
Steve Cox
Paul Dofton
Denise Tibbles

Guests:

Randy Cox
Denise Morrow**Approval of minutes for Board Meeting of March 11, 2001**

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 4/9/02 is \$11,298.77. The monthly Treasurer's Report is available on the website.

Old Business**Lot #16 (P II) / Lot #14 (P I) Common Area**

The residents of Lot #16 (P II) presented their desired plan for the common area improvement to the Board. The residents of Lot #14 conveyed their wishes to Harry verbally and were not present at the meeting. The Board will weigh the desires of both lot owners and devise a plan for the common area. Each homeowner will be advised of the Board's plan before work commences. [Action Item: P. Dofton]

Forest Conservation Program

Harry advised that enough money (\$5,000) has now been collected to preserve the next parcel of land adjacent to the East side of the Parkside development. Harry will work with the Friends of the ACFL and the city to transfer of funds and 5 acre preservation. Upon accomplishing this the Parkside Forest Conservation Program will be placed temporarily suspended pending renewed interest. [Action Item: H. Chandler]

Fence Painting at Lot 35

Prior to this meeting Harry had tried repeatedly over a four-month period to get a response from the owner in regard to the Board's offer letter of November 5, 2001. Due to the lack of response from the owner and with Board agreement Harry had rescinded the offer to be effective March 26, 2002 and had advised the owner via voice mail and email on March 18, 2002. Consistent with our attorney's direction we also advised in writing the listing Realtor and realty company owner of the Board's determination that the fence was not in compliance with the Association's CCRE&R's.

The owner of Lot 35 attended the meeting and stated that he felt the painting of the fence on Lot 35 was "grandfathered-in". No one on the Board agreed with this concept and outlined the various documents that established the standard that was present at the time the fence was painted. Those documents clear state that "Fences must be left natural and cannot be painted". The owner stated he felt he should have been specifically advised of the standard. The Board responded by stating that the CCRE&R's clearly indicate Board standards for fencing and no other builder or owner in Parkside had any difficulty knowing or determining the correct fence standards. The owner indicated that he was willing to place a compliant fence along the property's west property line, but contrary to the last Board offer, he was unwilling to connect the complaint fence to the house. The impasse continues. [Action Item: H. Chandler]

Fence Standard and Enforcement

Harry emailed a letter to five of the ten homeowners who have not responded with a timetable / date for compliance with the Board adopted fence-finishing standard. Three of the five homeowners have responded and have a plan to comply. Two homeowners, Lot #15 PII and #16 PII have not responded.. Fred will email the two remaining homeowners with names and phone numbers of businesses that pressure wash/cleans roofs and fences. [Action Item: F. House]

Entrance Improvement & Maintenance

The Board commenced the clearing of the common areas this month. Roy Christenson provided the service of his Bobcat and driver to clear some large areas in lieu of a membership work party. This saved consider time and effort which enabled the common area / tract at the entrance to be cleared quickly and more completely. A work party on April 6th, with approximately 15 Parkside residents, completed the entryway clearing. Paul will develop a planting plan and landscape scheme for the area to be completed before mid May. [Action Item: P. Dofton]

Common Area Improvements

The April 6th work party cleared the common areas labeled LP-1, H3, H4 and part of H2. Paul will devise a planting plan for these areas. [Action Item: P. Dofton]

Landscape Fabric

Paul mentioned that the use of landscape fabric is not in our plans for any common area. The other Board members agreed and the idea is closed. [No action required.]

Tree removal in common area Lot 3 PI and Lot 3 PII

The Board will provide extra landscaping plants / trees to the homeowners of Lot 3 PI and Lot 3 PII as reimbursement for their payment for the removal of a tree in their bordering common area. [Action Item: P. Dofton]

Insurance Update

Harry was unable to contact any local insurance agents regarding the insurance contract for Parkside. Harry will attempt to contact two local agents for competitive bids. [Action Item: H. Chandler]

Dues for Year 2002 Status

Fred pointed out the membership dues have been coming in at a steady pace. As of this date, 13 homeowners have not yet paid. Fred will send reminders to those homeowners whose delinquent payment exceeds 90 days. [Action Item: F. House]

Plan Compliance for Lot #48

Harry mentioned that he continues to monitor the construction of the home on Lot #48 for compliance to the submitted and approved plans. [Action Item: H. Chandler]

Retention Pond Maintenance

Steve Cox followed up the use of “gambousa” (mosquito eating gold fish) and informed the Board that his further research determined that these goldfish are illegal in the state of Washington. Steve will continue his research. **[Action Item: S. Cox]**

Welcoming Packets

Fred has created and supplied Denise with new welcoming packet documents for distribution to new Parkside residents. Fred will inform Denise when new residents have purchased Parkside homes. Fred has also delivered a copy of the CCRE&R to each of the three title agencies in Anacortes. Each title agency will copy and provide a new Parkside homeowner a copy during the purchase / closing of a neighborhood home. **[Action Item: F. House & D. Tibbles]**

New Business

Common Area Encroachment Lot #1 (PI)

It appears that the completed landscape design in the backyard of Lot #1 (PI) has significantly encroached into the 15' wide common area that separates Lot #1 (PI) from Lot #1 and Lot #2 of P II. Harry will draft a letter to the owners requesting their review of the situation and plans for correction. **[Action Item: H. Chandler]**

Common Area Policies and CCRE&R Revision

Fred suggested that it would be beneficial to any new Parkside resident that all information regarding specific details of Board adopted standards, schemes and policies are located in one place. He suggested that this should be in the form of an “appendix” to the CCRE&R and will present a sample for Board approval. **[Action Item: F. House].**

Work Party Summary & Communications

Paul will draft a thank you note to all participants of the April 6th work party. Approximately 15 residents helped clear the common areas located at the entryway, LP1, H3, and part of H2. Paul will outline the next phase of work in the note, pick a weekend for the next work party and Fred will send it via email to all members. **[Action Item: P. Dofton & F. House].**

Lot #1 (P II) Entry & Common Area Concerns

The prospective owners of Lot #1 (P II) met with Board members Harry Chandler & Fred House, along with Randy Cox, the builder of the home occupying the lot, and Tom Ary, the owner of the home on Lot #1 (PI) in the morning on the day that the closing of the sale was to take place. The prospective owners were concerned where all lot boundary markers were located and voiced concern over the Board's recent action of clearing the common areas that borders the South and West side of the lot. Harry & Fred measured the lot and located all boundary pins as stated on a survey sheet held by the Board secretary. It was determined that the Board accidentally cleared approximately 25 square feet of blackberry bushes which were growing on Lot #1 (PII) and not in the common area. The prospective owners eventually purchased the home from the builder but withheld some dollars from the builder in order to clear up some minor discrepancies that require builder completion. The Board received a written request from the builder in regard to the Board's plans on Saturday, 4/6, for additional clearing on the Entry and Common Area adjacent to Lot 1 PII. The Board's response to the new owners [with a copy to the builder] and outlined the further plans. The owners, after confirming that two particular trees were not to be removed, were in agreement with the Board's plans. The Board will replace, with new plants / landscaping, the 25 square foot area that was accidentally removed.

The Builder attended the Board meeting and outlined his plans for restoration of the sewer line easement area and the portion of Lot 1 PI that was inadvertently cleared by the Board. He requested authorization to proceed. Harry will draft a letter to the builder outlining the Board's understanding of his proposal and providing authorization if there is no conflicting concerns from the owners. Harry will also contact the new homeowners and request their submittal of a landscape plan, as required by the CCRE&R. He will also give them a copy of the fence authorization which states the need for fence finishing. **[Action Item: H. Chandler]**

Lot #17 (P I) House Repainting Color Approval

Harry Chandler provided color swatches, for Board approval, for repainting of his home this spring. The Board members approved his color choices. **[No action required]**

Backflow Device Testing

Fred advised that the entry sprinkler system backflow device annual test was completed.

Next meeting at 5:00 pm, May 14 (Tuesday), at Fred House's home.

Meeting adjourned at 6:45 PM.

