



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for August 13, 2002

Meeting Time: 5:00 pm

Location: Steve Cox's Home

Board Members Present:

Harry Chandler
Fred House
Steve Cox
Paul Dofton
Denise Tibbles

Guests:

Lyn Flagg
Brent & Denise Morrow
Craig Smith
Mark & Maureen Pendell

Approval of minutes for Board Meeting of June 4, 2002

The minutes were approved and are posted on the website.

Treasurer's Report:

The balance as of 7/31/02 is \$7, 167.14.

Guests:

The guests requesting time before the Board were allowed to make their presentations at the beginning of the meeting however the items are documented under the applicable old or new business.

Old Business

Forest Conservation Program

Harry contacted John Lunsford and he confirmed that all of the paperwork has been completed and all sections have been documented and are considered "protected". Thank you notes will be sent out to the contributors and the program will be closed.

Item Closed [Action Item: H. Chandler]

Fence Painting at Lot #35

No change in this violation of the fence standard. **[Action Item: H. Chandler]**

Fence Standard and Enforcement

The owner of Lot #16 (PII) refused to claim the certified letter from the Board addressed to him. The letter stated his non

compliance to the Board adopted fence standard. The owner of Lot #16 (PII) stated at the July Board meeting that, according to his attorney he was "grandfathered in" and did not have to comply. He was strong in his conviction and wished to maintain the weathered gray to match his roof. Prior to this August Board meeting, the Board received a request via mail from this owner for permission to paint the fence the color of his home. A response was mailed to him stating that any fence area in view must comply with the earthtone color standard adopted by the Board. Though the owner was a guest at this Board meeting, due to time constraints the subject of his fence compliance was not brought up. **[Ongoing Item]**

Entrance Improvement & Maintenance

Paul was contacted by the local Rotary Organization and eventually hired two high school youths to do watering and light landscape maintenance during the remaining Summer season. Paul will meet with these individuals and explain the scope of their work. **[Action Item: P. Dofton]**

Retention Pond Maintenance

Steve Cox is pursuing the use of an additive to control the mosquitoes in our three retention ponds. He was authorized to purchase the pellets to use in controlling the mosquitoes. **[Action Item: S. Cox]**

Common Area Encroachment Lot #1 (PI)

The owners of Lot # 1 (PI) presented, via a letter to the Board, a proposal to trade land uses thus eliminating the CCRE&R established common area between Lots # 1 (PI) and Lot # 1(PII). The Board reviewed the proposal and rejected it as not within the authority of the Board. The Board also felt the proposal would be unfair to the present and future owners of Lot #1 (PII) as it would eliminate a platted common area south of their lot. The Board agreed to the sending of a letter advising of this decision. The letter will also state that the Board will develop and submit a plan by the second half of September specifying the needed changes to the common area. **[Action Item: H. Chandler & P. Dofton]**

CCRE&R Enforcement Survey & Feedback

A concluding item, stemming from the email survey on CCRE&R enforcement, is an administrative procedure for following up when a complaint regarding a violation of our CCRE&Rs is discovered or received. Harry originated a draft of these steps/procedures and will be reviewed by all Board members prior to adopting. **[Action Item: All Board members]**

New Business

Owner Information

The owner of Lot # 5 (PI) again requested a copy of the phone list of all owners. He was advised that the Board had decided last year due to privacy concerns not to release the list beyond the immediate Board members. As an alternative a "Welcome" section will be posted on the website's "Bulletin Board" with the new neighbor/owners name, if acceptable and permissible by that new owner.

[Action Item: F. House]

Lot #24 Common Area Request

A landscape plan for common area improvement next to their home was submitted by the owner of Lot #24. The plan will possibly will be acted upon (dollars permitting) after the two other common areas in progress by the Board are finished. **[Action Item: P. Dofton]**

Board President & Secretary / Treasurer Succession

Harry and Fred pointed out to the other Board members that their term of office expires at the next annual meeting - January 2003. They stated that it is time for the remaining Board members to consider who will replace them and their duties. Suggestions for replacements will be given to the Board and potential candidates will be contacted. **[Action Item: All Board members]**

Overgrown plants

Fred pointed out that some of the existing plants on the center entryway island have grown to where they overpower the space allotted to them and will need serious pruning or replacing in the near future. It was decided that the plants will be taken care of at the next "work party" sometime in September/October.

[Ongoing Item]

Next meeting at 5:00 pm, Sept 17th (Tuesday), at Fred House's home.

Meeting adjourned at 6:30 PM.

