

**Minutes of Meeting  
for  
December 9, 2003**

Meeting Time: 5:00 pm

Location: Tom Johnson's Home

Board Members Present:

Denise Tibbles

Steve Cox

Paul Dofton

Tom Johnson

Ed Hsu

Guests:

Douglas Colglazier

**Approval of minutes for Board Meeting of November 18, 2003.**

The minutes were approved and are to be posted on the website.

**Treasurer's Report:**

The checkbook balance as of 12/09/03 is \$2183.57.

**Old Business**

**Fence Standard and Enforcement**

[Item Closed with no action]

**Entrance Improvement & Maintenance**

Entrance sprinkler system has been winterized.

[Action Item: P. Dofton ]

**Retention Pond Maintenance**

Item closed for winter.

[Action Item-Steve Cox]

**Common Area Encroachment Lot #1 (PI)**

Planting party was held at 8:30 am 11/22/03 near Lot I. Planting completed.

[Item Closed]

**Lot #14 Storage Shed**

Owner is in process of re-siding shed when weather permits.

[Ongoing Action Item: Paul Dofton]

**Annual Meeting Time and Place**

Annual Meeting will be held on Thursday, January 22, 2003, at the Anacortes Community Theater located at the corner of 10<sup>th</sup> and M at 7 pm and M. Denise Tibbles has sent a letter for all residents.

**[Action Item-Denise Tibbles]**

**An owner approached the Board concerning a split rail fence in the back yard. The fence would be approximately 18" in height.**

Board discussed this item. There was discussion of this issue and a variance was considered with a review of the CCRE&R's. The Board felt that to accept this fence would set precedence and therefore did not accept the fence and referred to the CCRE&R's as governing.

**[Item Closed]**

An owner has placed a for sale by owner sign at front entrance. Tom Johnson spoke with the owner and she said she would talk to her husband about removing it. The signs have since been relocated off Parkside entry property.

**[Item Closed]**

**Lot 36-Leaning Tree**

Owner may remove leaning tree in the front yard.

**House colors for 2219 Hickory.**

Colors were approved by the Board.

## **New Business**

**Request to Remove Certain Vegetation and Replant in Common Area**

At the request of the owners of Lot 3, PII, the Board listened to a request from those owners to remove approximately 14 alders between their lot and Lot 3, PII. The owner stated that this was part of an on going process that they believed had been accepted by the Board. One of the owners stated a brief history of the process. After listening to the discussion, Paul Dofton stated that the Board had not given written permission to do anything in the common area. A previous Board member had apparently given verbal permission to accomplish certain things in the common area between lots 3, PI and PII. Paul Dofton stated also that the previous Board member had no authority to verbally grant any changes to common areas. Paul Dofton also gave an explanation of a legal opinion concerning common areas. The legal opinion was offered by Colonel Betz of Youngquist and Betz.

The owner thanked the Board for listening to his request to remove alders and plant approximately 6 to 8 evergreens in the place of approximately 14 alders between Lot 3, PI and Lot 3, PII. The owner stated he wished to remove approximately 4 alders and other vegetation between Lot3, PII and Lot 4, PII and replace them with small plantings.

The Board held discussions after the owner of Lot 3, PII left the meeting. A letter will be sent to the owner of Lot 3, PII, stating that common areas are not to be modified in any way except to remove non-native species such as thistles and blackberry and damaged plants.

**[Action-Steve Cox]**

**Lawn Contract**

Paul Dofton will speak with owner of Lawn Salon to see if cost would remain the same for coming year. If there is a substantial rise in price from Lawn Salon, the Board will solicit bids from other vendors.

**[Action-Paul Dofton]**

**Next meeting at 5:00 pm, January 13, 2004, at Denise Tibble's Home.**

Meeting adjourned at 5:45 PM.