



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for December 11, 2001

Meeting Time: 5:00 pm

Location: Harry Chandler's home

Board Members Present:

Harry Chandler
Fred House
Craig Smith
Mitch Everton

Board Members Absent:

Dave Storkson

Guests:

Steve Cox
Paul Dofton
John Tibbles

Approval of minutes for Board Meeting of November 13, 2001

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 12/11/01 is \$1,950.00

Old Business

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

No change in status.

Forest Conservation Program

Harry has contacted Jerry Burns for his assistance in getting the program restarted. No change in status. [Ongoing Item: H. Chandler]

Fence Painting at Lot 35 [P I]

A revised proposal was sent to the owner of lot #35 requesting changes to his solution of the non-compliant fence on that lot. **No change in status.**

[Ongoing Item: H. Chandler]

Fence Standard and Enforcement

In the recent email message advising of the new web site address those owners who promptly remedied their fences were thanked. Harry has contacted those owners who have not responded with the request for an estimated completion date. No change in status.

[Action Item: H. Chandler]

Cherry Tree Survey

The Board decided to delay the fate of the cherry trees in the center island area at the entryway. **No change in status.**

[Item Shelved: No action required]

Entryway

Magic Earth Landscape was awarded the contract to plant and finish the entryway area. The work has been completed. A letter will be sent to Magic Earth Landscapes pointing out the small brush stumps that still remain in the area. It was the understanding that these would be dug up or somehow removed so as to not re-grow. [Action Item: F. House]

Common Areas

Harry Chandler and Craig Smith reviewed specific common areas between Lots 4 & 5, 38 & 39, and 4 & 5 (P II) and will get specific estimates from Total Home Services before proceeding. [Ongoing Item: H. Chandler]

Tree Removal in the Common Area between Lot 3 P I and Lot 3 P II

Since the adjacent homeowners have not had the tree removed yet, the issue is unresolved. **No change in status. [Item on hold]**

Insurance Review

Harry noted that a review of our insurance policies is still ongoing, as he is awaiting various documents sent to him from the current insurance agency. **No change in status. [Ongoing Item: H. Chandler]**

Budget and Dues for Year 2002

Fred provided an overview of where the finances should be at year-end and a budget for next year. Based on that information the Board agreed to maintain the annual dues at \$125 per lot. A summary year 2002 budget will be prepared for presentation at the annual meeting. It was suggested that a one-time assessment be charged to the membership to allow enough funds to cover the cost of common area / front entryway improvements for the next year. The amount of that assessment will be based on a revised estimate regarding all common areas.

[Ongoing Item: F. House]

Review of plans for a home on Lot #48 P I

Harry reviewed the questionable items and received the appropriate signature from the homeowner regarding specific construction items

prior to preceding. The Board will measure setbacks prior to pouring the footings. [Action Item: Board Members]

Board Members Nominations

Steven Cox and Paul Dofton each expressed their desire to be members of the Parkside Homeowners Board. They will replace two of the three outgoing Board members. One position is still available. Information regarding this position will be sent to all membership via email for nominations. [Action Item: F. House]

Retention Pond Maintenance

Mitch reported on his research on the options available to deal with mosquitoes from the retention ponds. The most viable option at this point appears to be to add a type of goldfish ("gambusia") to the ponds. Mitch will pursue this option. Fred mentioned of his talking with a very-knowledgeable person with gold fish and he simply suggested to use "pellets" in the water to take care of the mosquitoes. Fred will research this further. [Action Item: F. House]

Annual Meeting

February 12th will be the date for the Annual Parkside Membership meeting. Denise Tibbles contacted various locations in town and the Board decided to book the Village Pizza meeting room for the annual meeting. Fred will contact Denise and ask her to book the room for the meeting. Fred will create a flyer for all the membership who do not have an email address informing them of the date and place and deliver via the newspaper box. All email members will be notified via that format. [Action Item: F. House & D. Tibbles]

New Business

Proposed Common Area: Lots 51 & 50

Paul Dofton presented a proposal for the improvement to the common area that divides Lot 51t and Lot 50. No action will commence on this common area until other, more prominent common areas are cleared.

Proposed Common Area: Lots 26

Mitch Everton requested the Boards permission to remove some alder trees from the common area behind his home which are encroaching into his lot. The Board agreed to allow Mitch to clear all alders within a 3' area behind his fence.

Mailboxes Added

Fred forgot to mention that he added a mailbox for Lot's 36 & 48. The final Parkside mailbox will be for Lot 57 and will be installed at a later date. The Homeowner association mailbox has been moved to a vacant spot in the mailbox station in Green Hills Ct that normally would be allocated to Lot 54. The Post Office has been informed and the owner of Lot 54 has granted his permission.

Email Address Check

Fred will send to the membership, with an email address, a note verifying that address for the Secretary / Treasurer's records. Members will verify via an email reply. Those not responding will receive a phone call for corrections. [Action Item: F. House]

Next meeting at 5:00 pm, January 8 (Tuesday), at Steven Cox's home.

Meeting adjourned at 6:00 PM.