



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for January 13, 2002

Meeting Time: 5:00 pm

Location: Steve Cox's home

Board Members Present:

Harry Chandler
Fred House
Craig Smith
Mitch Everton

Board Members Absent:

Dave Storkson

Guests:

Steve Cox
Paul Dofton
Terri Oliver

Approval of minutes for Board Meeting of December 11, 2001

The minutes were approved and are posted on the website.

Treasurer's Report:

The report is posted on the website. The check register balance as of 01/13/02 is \$1,346.74.

Old Business

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

No change in status.

Forest Conservation Program

No change in status. [Ongoing Item: H. Chandler]

Fence Painting at Lot 35 [P I]

No change in status. [Ongoing Item: H. Chandler]

Fence Standard and Enforcement

No change in status. [Ongoing Item: H. Chandler]

Cherry Tree Survey

No change in status. [Item Shelved: No action required]

Entryway Improvements

A letter was 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. Fred received a phone call in response to the letter from the owner and was assured the stumps in question will be kept trimmed. Since that time a wind storm has blown over a newly planted tree. Harry will call the owner to ask that it be fixed. [Action Item: H. Chandler]

Common Area Improvements

It was decided not to attempt to get a common area cleared out, prior to the annual membership meeting, as been mentioned the past few months. The Board approved a one-time increase in the homeowners' dues for the year 2002 that will be assessed to cover the cost of clearing and improving these areas. This fee will defray the cost of having a landscape contractor perform all work by using membership work parties. Further details will be explained in an email message to the membership. [Ongoing Item: F. House]

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

The tree has been taken down. Fred will contact the lot owners for further information. [Action Item: F. House]

Insurance Review

No change in status. [Ongoing Item: H. Chandler]

Budget and Dues for Year 2002

Fred provided an overview of where the finances are 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. In conjunction with the plan to improve the common areas in 2002, a \$75 assessment per lot, for this year only, will be charge to defray the cost of these improvements. It is expected that no extra assessment be charged in year 2003. A summary of the actual 2001 and projected 2002 budget will be prepared for presentation at the annual meeting. [Ongoing Item: F. House]

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

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

Board Members Nominations

Steve Cox, Paul Dofton, and Denise Tibbles each expressed their desire to be members of the Parkside Homeowners Board. Information regarding this position will be sent to all membership via email for nominations. The membership will cast their vote at the annual meeting. [Action Item: F. House]

Retention Pond Maintenance

Mitch recommended we purchase and stock the retention ponds in April with goldfish ("gambusia"). This should cure the mosquito problem this summer. [Action Item: Board Members]

Annual Meeting: Agenda & Presentations

Harry presented draft outlines of the agenda and summary items that will be presented at the annual meeting. Suggestions were made and a final draft will be prepared. Transparencies, for use with an overhead projector, will be made for the membership to view.

[Action Item: F. House & H. Chandler]

Email Address Check

Fred presented the final draft, for Board approval, of the email message that will be sent out / distributed to the membership. The message requests an email address check, informs the membership of the annual meeting date and time, and requests input of names for consideration as Board members. The message will go out as soon as possible. [Action Item: F. House]

New Business

Common Area Concern

The owner of Lot 27 requested Board approval of clearing some alders in the common area bordering their lot that are encroaching onto their space. The Board approved clearing back three (3) feet the entire length of their lot into the common area from their property line.

Fir Crest Development

There is a concern regarding a new 64-unit housing development that is planned directly across A avenue from the front entrance of Parkside. Currently this development is in the public notice stage and the City of Anacortes is requesting inputs from surrounding homeowners. Mitch has volunteered to draft a letter, sent from the Board, to the city voicing our concerns of this proposed housing plan.

[Action Item: M. Everton]

Next meeting will be following the annual meeting, February 12 (Tuesday), at Village Pizza.

Meeting adjourned at 6:30 PM.