

**Minutes of Meeting
for
January 13, 2004**

Meeting Time: 5:00 pm

Location: Denise Tibble's Home

Board Members Present:

Denise Tibbles

Steve Cox

Paul Dofton

Tom Johnson

Ed Hsu

Guests:

None

Approval of minutes for Board Meeting of December 9, 2003.

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

Treasurer's Report:

The checkbook balance as of 1/13/03 is \$4299.21.

Old Business

Entrance Improvement & Maintenance

Entrance sprinkler system has been winterized.

[Action Item: P. Dofton]

Retention Pond Maintenance

Item closed for winter.

[Action Item-Steve Cox]

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 10th and M at 7 pm and M. Denise Tibbles has sent a letter for all residents.

[Action Item-Denise Tibbles]

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 Lot 3, 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 was 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- Item Left Open One Month]

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]

New Business

Annual Meeting January 22, 2004 at Anacortes Community Theatre.

Next meeting at 5:00 pm, February 10, 2004, at Steve Cox's Home.

Meeting adjourned at 5:45 PM.