



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors**Minutes of Meeting
for
July 2, 2002**

Meeting Time: 5:00 pm

Location: Harry Chandler's Home

Board Members Present:

Harry Chandler
Fred House
Steve Cox
Paul Dofton
Denise Tibbles

Guests:

Lyn Flagg
Brent & Denise Morrow
Craig Smith**Approval of minutes for Board Meeting of June 4, 2002**

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 6/30/02 is \$7, 211.03.

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**Lot #16 (P II) / Lot #14 (P I) Common Area**

The owners of Lot # 16 (P II) attended the meeting and produced additional documents the current board had not yet seen to support their argument over disposition of the Common Area dispute. The board listened to their presentation, and nothing was agreed to or promised at this time. The Board emphasized that it was important that all supporting information be received as they hoped to resolve the issue soon. Several days later the board held a special meeting to review all received documents from both owners. Since both owners had threatened legal action over Common Area improvement plans the Board decided to have the Association's attorney review all documentation, including the Board's draft plan and letters to advise the Board on it's legal position and strategy. **[Action Item: H. Chandler and P. Dofton]**

Forest Conservation Program

Harry advised that he would contact the city to confirm that all of the paperwork has been completed. At that point thank you notes will be sent out to the contributors and the program will be closed.

[Action Item: H. Chandler]**Fence Painting at Lot 35**

No change in this violation of the fence standard. The construction sign has been removed and the boat was removed from the driveway. While the "For Sale" sign was removed the Realtor advised that the house is still on the market. **[Action Item: H. Chandler]**

Fence Standard and Enforcement

The owner of Lot 10 completed the needed fence work. Certified letters were sent to the owners of Lots 15 and 16 (PII) advising them of their continued violation of the fence standard. In the same time frame as delivery of the letter the owner of Lot #15 (PII) completed the fence work and was verbally thanked and advised by Harry Chandler that he could ignore the letter. The certified letter to the owner of Lot #16 (PII) was returned to the Association by the post office as "unclaimed". **[Action Item: H. Chandler]**

Entrance Improvement & Maintenance

Weeding / barking the mailbox stations and recently improved common areas was completed. **[Action Item: P. Dofton]**

Insurance Update

Harry advised that of the three firms requested to quote, one declined and one of the others was not competitive with the existing policy considering the transition costs and a potential for incomplete coverage. On that basis the existing policies were renewed. Note that there was no increase in premiums vs. last year. **Item Closed.**

Retention Pond Maintenance

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

Common Area Encroachment Lot #1 (PI)

Basis serious family illness the Board is providing additional time for the owner of Lot #1 (PI) to come up with a plan to correct the encroachment into the Common Area and into Lot #1 (PII). The plan if acceptable to the Board will be utilized to return the encroached Common Area to the standards required by the CCRE&R's. The cost will be at the owner's [Lot # 1 (P I)] expense. **[Action Item: H. Chandler & P. Dofton]**

Lot #1 (P II) Entry & Common Area Concerns

The builder planted additional trees in the Common Area to the satisfaction of the owner of Lot # 1 (PII). **Item closed.**

Entryway maintenance contract

Harry contacted Total Home Services, to see if the contract needs to be adjusted, due to the Board's requirement to utilize a small mower vs. a larger one. No price adjustment was received. **Item Closed.**

Watering schedule for recently planted trees / shrubs

Paul made arrangements for the needed watering and weeding. **Item Closed.**

Garage Sales

Basis email discussion and the lack of direction from the CCRE&R's it was decided that the Board would not get involved with overseeing garage sales. **Item Closed.**

New Business

Fence Finishing: Lot #1 (PII)

The owner of Lot #1 (P II) requested approval to paint their "fence". The color would be the same as the house siding color. They only anticipated having the fence up a few years until the adjacent Common Area fills in. The fence is along a portion of the west side of the lot and a portion of the north side of the lot. It is not visible from any Parkside Street. The Board had previously taken the position that those portions of fences not visible from Parkside streets did not have to comply with the fence standards. Some Board members also felt that in this case it was not even truly a fence since it does not enclose anything. The Board members were asked to review the site before advising their vote. Several days after the meeting the Board approved the request. The owner was advised. **Item Closed.**

Planter Approval Lot #27 (PI)

The owner of lot # 27 (PI) requested approved for the installation of a brick planter at the back end of their driveway. It was approved. Paul to advise the owner. **Item Closed.**

Owner Information

The owner of Lot # 5 (PI) 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 Board. Since several of the Board members had already departed from the meeting is was promised to revisit the issue at the next meeting. The issue seemed to be finding a reasonable balance between privacy concerns and also helping everyone get to know new residents.

[Action Item: H. Chandler]

Next meeting at 5:00 pm, August 13 (Tuesday), at Steve Cox's home.

Meeting adjourned at 6:30 PM.

