



Homeowners Association**2218 Hickory Drive****Anacortes, WA 98221**

Board of Directors

Minutes of Meeting for June 12, 2001

Meeting Time: 5:00 pm	Location: Fred House's home
Board Members Present:	Harry Chandler Fred House Craig Smith Dave Storkson
Board Member Absent:	Jo Rockwood
Guests:	None

Approval of minutes for Board Meeting of 4/10/01

The minutes were approved and are posted on the website.

Treasurer's Report:

The report was submitted, approved and is posted on the website. The Board members viewed the reconciliation printout from the Quicken 2001 program. The ending balance as of 5/31/01 was \$7,568.71.

Old Business

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

In regard to the ongoing status of the common area, the owner of Lot #16 (P II) has responded via email. The owner requested that the Board not to make an attempt to resolve this ongoing issue. The item is shelved. **[On the shelf]**

Forest Conservation Program

Harry stated there was no change in status from the previous meeting and that we were approximately \$1,000 away from securing the next five-acre parcel. **[Ongoing Item: H. Chandler]**

Electrical at Entranceway

The old system (photo-electric eye), which has allowed the lights to remain illuminated all night long, has been disconnected and removed. An electrical timer has been installed by Wright's Electric to control the entryway lights during the hours of darkness. Currently, the timer is set to turn on the lights at approximately 8PM and go off at 1AM. This "turn-on" time will be adjusted throughout the year as the hours of darkness change. Although our electrical bill is considered low by comparison, it should be noted that we are doing our part for energy conservation and we should see at least a 50% reduction in use and ultimately a monetary savings over the years. **[Item closed]**

Fence Painting at Lot 35 [P I]

John R. Cox, builder of the home on Lot 35, has provided a color sample of the proposed paint/stain scheme that is not in agreement with the finishing scheme adopted by the membership. The color proposed seems to be that which has been adopted by the Village Park development, of which Mr. Cox is the developer. Harry will contact the Cox organization and ask that a different color be submitted that is in agreement with the memberships agreed upon scheme. **[Ongoing Item: H. Chandler]**

Fence Standard and Enforcement

Fred noted that the results of the fence survey have been posted in the April board minutes for all members to review. The color schemes and samples are also posted on the Bulletin Board page of the Parkside website. It was discussed how to enforce this standard among the membership with fences. Fred will draft a message, for Board approval, that will be sent to all members with fences who need to comply with this adopted scheme. **[Action Item: F. House]**

Landscaping Between Lots 41 & 42 [P I]

Since the recent construction of the home on Lot 42 has been completed, and the sale of the home in the closing stages, the landscaping has been accomplished and bushes restored behind the mailbox station in Green Hills Court between the two lots (41 & 42). **[Item Closed]**

CCRE&R Proposed Changes

The following proposed changes to the wording of the CCRE&Rs has been endorsed by the Board. A vote of the membership is necessary to make these changes official. Fred will look into the legality of voting via email regarding this issue. **[Action Item: F. House]**

Add new section

Section 3.6.24 "Painting"

"Board approval is required for any change to the color scheme of structures prior to any repainting."

Section 3.1 "Uniformity of Use and Appearance"

Add reference to storage buildings

...hereinafter provided. No building (except for accessory structures) shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling. Accessory structures including storage buildings are permitted as long as the building meets these requirements. The accessory structure must match the architectural appearance of the owner's home. All accessory structures must have a set of plans to be approved by the board as allowed by the requirements of this Article 3. *Notwithstanding anything...*

Section 3.6.19 "Driveways"

Reword to delete all reference to the word "carport".

All driveways shall be paved with Portland cement concrete or asphalt paving from the edge of the paved street to connect with the paved surface of the floor of the garage.

Section 3.6.18 "Roofs"

Due to the dwindling supply and resultant increasing cost of real cedar shakes, additional wording is added to allow alternate shake-like-in-appearance roofing material(s) as a substitute.

All roofs are to have a 7:12 pitch or greater. The roof of any building on any lot shall be constructed of cedar shakes or cedar shingles. Alternative shake-like material is available in the open market and may be used upon Board approval. The substitute roofing materials must, in their opinion, best meet the goals and purposes of Section 3.1.

Boat Trailer Storage Lot 5 P II

It was brought to the attention of the Board that a boat on a trailer is parked in view from the street at the home on Lot 5 P II. This home is currently rented-out by its owners. Harry Chandler and Craig Smith will attempt to contact the renters to explain the CCRE&R requirements of parking all vehicles like that out of view from the street. It was also suggested that a letter be drafted and sent to the homeowners regarding this oversight. **[Action Item: Harry Chandler, Craig Smith; Fred House]**

New Business

Cherry Tree Survey

Fred discussed the results of the informal survey he conducted via email regarding the expenses involved with the spraying of the 7 Cherry trees at the front entrance. Twenty-nine members have responded unanimously to stop spending the money for spraying and to replace the trees with something that is less costly to maintain. Many different and varied suggestions were forthcoming from the membership regarding the replacement of these trees. The Board discussed these options and it was decided to cancel the spraying service for now and do nothing regarding the replacement for the time being. Experts have informed us that the best time to "up-root" the trees would be when the cherry trees are in their dormant state (November - December timeframe). This allows them to be dug up to the bare root and then replanted. The Board will research a suitable replacement tree during the next few months. **[Action Item: All Board members]**

Entryway / Common Area Work Party

The Board selected July 28th as the date for our yearly working party to cleanup the front entryway and common areas. This year we plan to remove all the Photinia that lines the entry and exit areas at the Parkside entrance. We also plan to remove the patch of thorn bushes that have been growing on the North side of the entrance (on the right as you leave Parkside). Electronic reminders via email and the website, as well as flyers to those members who are not electronically connected, will be forthcoming. **[Action Item: Fred House]**

Tree Removal in the Common Area between Lot 3 P I and Lot 3 P II: Who Pays?

Fred mentioned he received a phone call from the owner of Lot 3 P I regarding a dying/decaying tree in the common area between the homes of Lot 3 P I and Lot 3 P II. The owner of both lots are in agreement they would feel safer to have it removed - as a good windstorm could possible topple to the tree onto one of their homes. The Board discussed who would be responsible for the expense of removing the tree. It was suggested that the Board would pay 50% of the removal cost and each owner pay 25% each. Fred would contact the homeowners to see if this would be acceptable with them. **[Action Item: Fred House]**

Pet Problems with Westwood Resident

Fred mentioned we received a copy of a letter sent to a Westwood resident from the owner of Lot 6 P II informing that resident of possible legal action against him unless that resident's dog stops using his lot as a toilet. The Board noted his concern at this time. **[No Board action required]**

Noise and Activity at Lot 38 P I

Jo Rockwood mentioned, via email prior to the meeting, that she received a couple of complaints of loud music and activity from the home of Lot 38 P I between the hours of 9 - 10 PM on a few occasions. Unfortunately she was not at the meeting to discuss any specific details. She will be contacted and a draft letter will be formulated, for Board approval, to inform the owner of Lot 38 P I of these complaints. **[Action Item: Fred House]**

Simply Yards Irrigation Bill

We received a bill from Simply Yards for repair of the entryway irrigation system that seemed somewhat high for the work performed. A copy of the contract was requested and sent to us along with an apology and a revised invoice. The revised bill was paid. **[No Board action required]**

Board Member Leaving

Fred informed the Board of a phone conversation with Jo Rockwood of her plans to attend the July 9th Board meeting and then resign her position due to her impending move to the Philippines in the August / September timeframe. Fred will inform the membership via email and the website of the open position. **[Action Item: Fred House]**

Next meeting at 5:00 pm on July 9, 2001 (Monday) at Fred House's home due to Board member absences on the normal second Tuesday date.

Meeting adjourned at 6:15 PM.