



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for June 4, 2002*

Meeting Time: 5:00 pm	Location: Fred House's home
Board Members Present:	Harry Chandler Fred House Steve Cox
Board Members Absent:	Paul Dofton Denise Tibbles
Guests:	None

Approval of minutes for Board Meeting of May 14, 2001

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 6/4/02 is \$11,987.41. The monthly Treasurer's Report is not available at the time of the meeting due to a lack of the bank statement.

* The meeting was scheduled one week prior to the normal 2nd Tuesday due to the unavailability of Harry Chandler on June 11, 2002.

Old Business

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

Nothing has changed from last month. No response from Lot #16 (PII) has been received as of this date. Harry will convey the status to the owner of Lot # 14 (P I). Paul will develop a revised common area plan. Both owners will be provided a copy of the revised plan and advised that the Board will be proceeding with the new plan. [**Action Item: H. Chandler and P. Dofton**]

Fence Painting at Lot 35

No change in this violation of the fence standard. It now appears that the home has now been taken off the market again. Harry will contact the listing agent to confirm this change. Steve Cox will contact Randy Cox regarding the removal of his construction sign. [**Action Item: H. Chandler & S. Cox**]

Fence Standard and Enforcement

Fred contacted the homeowner of Lot #10 and he is complying with the fence standard. In regard to Lots 15 & 16 (PII), the Board has developed estimates for compliance and will discuss options with the association's attorney. Harry will also draft a letter to the homeowners of advising them of non-compliance.

[Action Item: H. Chandler]

Entrance Improvement & Maintenance

Paul has obtained bids for weeding / barking the mailbox stations and recently-improved common areas. Paul will notify the winning contractor in order to begin work immediately.

[Action Item: P. Dofton]

Tree Removal Common Area Lot 3 (PI) Lot 3 (PII) /Common Area Improvement

The agreement between the homeowners and the Board has been fulfilled. The homeowners were reimbursed with \$250 worth of vegetation to plant in its place.

[Item Closed]

Insurance Update

Harry has not followed up on the insurance bids regarding the insurance contract for Parkside.

[Ongoing Item: H. Chandler]

Dues for Year 2002 Status

The last two remaining homeowner association dues have been paid.

[Item Closed]

Retention Pond Maintenance

Steve Cox did not provide any further input regarding the control of mosquitoes in our two retention ponds. Steve will continue his research and also contact Mitch Everton.

[Action Item: S. Cox]

Common Area Encroachment Lot #1 (PI)

Harry and Fred measured and placed string which now visibly defines the 15' wide common area between Lot #1 (PI) and Lot #1 (PII). The owner of Lot #1 (P I) participated in the measurement. It is now obvious to see that their landscaping has completely enveloped the common area and continues through and encroaches onto Lot #1 (PII). Harry asked the owner of Lot #1 (P I) to submit a proposal (by 5/31) to correct the encroachment. The owner has failed to do so. Harry will contact the owner and remind him again. In the absence of a proposal from the owner of Lot # 1(P I) Paul will develop a Board sanctioned plan. This plan will be utilized by the Board to solicit bids from local landscapers to return the encroached common area "normal". The owner of Lot # 1 (P I) will be billed for this expense.

[Action Item: H. Chandler & P. Dofton]

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

Harry advised that Randy Cox has failed to plant trees in the subject Common Area as proposed. Harry will contact him again. [Action Item: H. Chandler]

Entryway maintenance contract

Harry will contact Total Home Services, to see if the contract needs to be re-bid, due to the Board's requirement to utilize a small mower vs. a larger one. According to the landscaper, the contract was bid with the use of the larger mower in mind. [Action Item: H. Chandler]

Watering schedule for recently planted trees / shrubs

Paul solicited bids for watering our recently plantings. A bid of \$50 per occurrence from Total Home Services was received. It was agreed that was too expensive and other avenues will be explored.

[Action Item: P. Dofton]

New Business

Garage Sales

Concern was raised regarding an automobile near accident caused by traffic congestion from a recent garage sale. Fred will draft an email to the membership on the issue. **[Action Item: F. House]**

Next meeting at 5:00 pm, July 9, (Tuesday), at Harry Chandler's

Meeting adjourned at 5:45 PM.

