



**Homeowners
Association**

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for March 11, 2002

Meeting Time: 5:00 pm

Location: Steve Cox's home

Board Members Present:

Harry Chandler
Fred House
Steve Cox
Paul Dofton
Denise Tibbles

Approval of minutes for Board Meeting of February 12, 2001

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 3/11/02 is \$10,384.00. The monthly Treasurer's Report is available on the website.

Old Business

Forest Conservation Program

Harry mentioned that approximately \$400 remains to be collected in order to protect a specific parcel of forest land adjacent to the East side of the Parkside development. Jerry Burns has indicated that he anticipates one owner will cover the balance. Both Steve Cox and Denise Tibbles also offered to contribute. Harry will contact Jerry, determine the three-way cost and advise Steve and Denise. **[Action Item: H. Chandler]**

Fence Painting at Lot 35

Harry mentioned that the owner of Lot 35 has not yet submitted a counter proposal to the Board's recommendation for an acceptable compliance of the "fence" situated on the west side of the home on that lot. Since the home is now available for sale again, Harry will contact the listing agent regarding the unacceptable and non-compliant "fence".

Harry will also contact the owner and rescind our proposal. **[Action Item: H. Chandler]**

Fence Standard and Enforcement

Fred drafted a letter to be emailed to five of the ten homeowners who have not responded with a timetable / date for compliance with the Board adopted fence-finishing standard. The homeowners who have not responded at this point in time are Lots #10, #15, #16, #15 PII and #16 PII and are expected to be in compliance by the end of April. This is the expiration of the imposed 6 month time frame. Harry had some changes to the wording of the draft and will revise the letter and send it to the five fence owners. **[Action Item: H. Chandler]**

Cherry Tree Survey

It was agreed that the Cherry Trees in the center area of the entryway be left alone at this point in time. Harry will adjust the center zone of our sprinkler system so the trees do not receive too much water as has been previously determined. The Board determined that we will not replace the trees this year. Item closed. **[Action Item: None required]**

Tree removal in common area Lot 3 PI and Lot 3 PII

The owners of Lot 3 PI and Lot 3 PII have paid for the removal of a tree in the common area between their lots at their own expense. From previous correspondence with these owners, the Board had agreed to pay for 50% of the removal cost with each homeowner each paying 25%. Because this is no longer the case it was concluded that the Board will, by the homeowners' recommendation, reimburse these homeowners by supplying them with extra plants / trees for their common area during the Parkside common area improvement program. **[Action Item: P. Dofton]**

Insurance Update

It was suggested that we acquire other bids from local insurance agents regarding the insurance contract for Parkside. Harry will contact two local agents for competitive bids. **[Action Item: H. Chandler]**

Dues for Year 2002 Status

Fred pointed out the membership dues have been coming in at a steady pace. As of this date, 51 lots have paid and 23 have not. Fred will send reminders to those homeowners whose delinquent payment exceeds 90 days. **[Action Item: F. House]**

Plan Approval for Lot #48 and Lot #57

Harry mentioned that he and Fred measured the setbacks prior to pouring the concrete for the footings and foundation for the homes on lots #48 and #57. Both homes are under construction at this time. Further action will be necessary for compliance to building agreements regarding Lot #48 when specific phases of construction are completed. **[Action Item: F. House & H. Chandler]**

Retention Pond Maintenance

A follow up discussion regarding the control of mosquitoes in our retention pond was addressed. It was determined that the purchase of "gambousa" (mosquito eating gold fish) will be purchased and added to the ponds in the summer months. Steve Cox volunteered to follow through this project. **[Action Item: S. Cox]**

Fir Crest Development

The Board sent a letter to the Anacortes Director of Planning in January voicing our general concerns of the proposed Fir Crest housing development. The Fir Crest entrance will be directly across Havecost Road from the Parkside entrance. The housing development has been put on hold awaiting an Environmental Impact Statement. **[Action Item: None required]**

New Business

Proposal for Common Area Modification Lot 16 PII

The owner of Lot 16 PII was unable to have ready his proposal for the common area that abuts his property. This was partially due to rescheduling the Board meeting one day earlier to accommodate all Board members schedules. The owner submitted a letter instead and asked that he attend at the April Board meeting to present his proposal in person. Harry will contact the owner, remind him of the meeting time and place and request that he submit the proposal in writing to the Board one week before the meeting. **[Action Item: H. Chandler]**

Proposal for all Common Area modifications

Paul Dofton researched and presented his proposal for beginning the cleanup of all common areas in Parkside. A discussion followed regarding the use of volunteer help and the generous offer of Roy Christenson to utilize his bobcat in the initial clearing of the densest areas. Roy Christenson also suggested the use of some of his workers to clear up and remove debris that volunteer work parties place at curbside. Roy suggested that we [the Board] pay the hourly salary of his workers for their time. **[Action Item: P. Dofton]**

Welcome Packets

Fred submitted draft copies of documents that will be used for welcoming new homeowners to Parkside. He further suggested we fill all 4 sides of two pieces of paper with need-to-know information for new residents. Fred will draft a page of frequently-abused CCRE&R items as the final page of the welcome packet. It was researched and determined that a hard-copy of the CCRE&R document is distributed to new Parkside owners through one of the three title companies in Anacortes. Fred will ensure an updated CCRE&R copy is given to these three title companies. Denise will obtain from Craig Smith all leftover welcome packet documents. **[Action Item: F. House & D. Tibbles]**

Approval for green house

The Board approved the construction and installation of a green house addition to the side of the home on Lot 22. Item closed. **[Action Item: None required]**

Mailbox

Fred mentioned that the final mailbox, supplied by the Board, for the home under construction (Lot #57) has been installed. **[Action Item: None required]**

Annual Meeting Follow-up Items:

Architectural committee

It was suggested at the annual meeting that an all woman "color committee" be chosen in order to determine allowable colors for homeowners to paint / repaint, their homes. The Board determined this is unnecessary. **[Action Item: None required]**

Bus Stop Enclosure

It was suggested at the annual meeting that a school bus enclosure be erected at the front entrance. This enclosure would allow Parkside children to wait for the bus and remain dry when it is raining. The Board will consider this for the 2003 year as this was not in the budgeted plans for 2002. **[Action Item: None required for this year]**

Landscape Fabric

It was suggested that the Board consider using landscape fabric in the common area cleanup / maintenance to help keep recurring weeds from growing back. The Board will consider this idea. **[Action Item: P. Dofton]**

Entrance Landscaping and Curbing

It was suggested that the Board improve the landscaping and complete the curbing between Parkside and Westwood. A check establishing that the Parkside portion of the curbing is complete. The landscaping will be improved in conjunction with the overall Common Area Improvement Program. [**Action Item: P. Dofton**]

Next meeting at 5:00 pm, April 9 (Tuesday), at Fred House's home.

Meeting adjourned at 6:45 PM.

