



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

## Board of Directors

### Minutes of Meeting for May 14, 2002

Meeting Time: 5:00 pm	Location: Fred House's home
Board Members Present:	Harry Chandler Fred House Paul Dofton Denise Tibbles
Board Members Absent:	Steve Cox
Guests:	Tom & Margo Ary Lyn Flagg

### Approval of minutes for Board Meeting of April 9, 2001

The minutes were approved and are posted on the website.

### Treasurer's Report:

The check register balance as of 5/14/02 is \$11,966.47. The monthly Treasurer's Report is available on the website.

## Old Business

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

In response to the Board's draft common area improvement plan the Board received a written response from the owner of Lot # 14 (P I) indicating more specifically their views on the issue. As a result of the continued controversy over this common area Harry Chandler, Fred House, and Steve Cox met at the common area to locate the lot defining pins and measure the space. It was determined that the fence belonging to the owner of Lot #16 (PII) has encroached into the common area by approximately 7 inches extending from the East most corner West to a point where the fence then turns Northwest toward the home. It was also noted that a landscaped berm belonging to the owner has also encroached into the boundaries of the common area. In response to a letter received from the owner of Lot # 16 (P II) Harry sent a letter refuting the position taken by that owner and advising the owner of the above encroachment. No response has been received as of this date. A revised common area improvement plan will be forthcoming and sent to both homeowners. **[Action Item: P. Dofton]**

### Forest Conservation Program

Harry contacted the Friends of the ACFL and the city to verify the most recent 5 acre preservation. When the city completes the final paperwork the Parkside Forest Conservation Program will be temporarily suspended pending renewed interest. Harry will

provide an update to the layout map for the website. **[Action Item: H. Chandler]**

### **Fence Painting at Lot 35**

The impasse continues. Harry contacted the owner on a different matter and conveyed to the owner that the Board did not accept the owner's position that the fence painting was grandfathered. The Board position continues to be that the fences on this lot neither meet the original Board standard under which the fences were constructed, nor do they meet the current standard. Both standards were Board established in accordance with the CCRE&R's and both were based on Parkside owner input. Since the house is for sale Harry offered to the owner to work with any potential buyers on the various options to remedy the compliance problem.

**[Action Item: H. Chandler]**

### **Fence Standard and Enforcement**

Fred emailed the three remaining homeowners with names and phone numbers of businesses that pressure wash/cleans roofs and fences. The fence owner on lot #10 responded on April 28<sup>th</sup> that "**he will comply ASAP.**" The homeowner on Lot #15 PII responded by stating that he was advised when his fence was being installed that he had to leave his fence natural. He was unwilling to comply at this time as they expressed a desire to include the cost of fence staining in the closing costs at the time of purchase. Despite the minimal amount of fence exposure to the street, the "**homeowner has no current plans, time or resources to do it now.**" The fence owner of Lot #16 (PII) responded earlier by stating that "**he wanted to stain their fence when it was installed, but were told they were not allowed.**" Now, when asked to comply by conforming to the Board standard, they stated they don't have to. In regard to the last two lots the Board will develop estimates for compliance and discuss options with the association's attorney.

**[Action Item: F. House / H. Chandler]**

### **Entrance and Common Area Improvements**

An email was sent to the membership directed to all the participants of the "planting party" on May 4<sup>th</sup> thanking them for their hard work and participation. Paul Dofton outlined the short term and long term goals for the remaining areas and also stated how much has been spent so far and how much remains in the budget. The Board decided to solicit bids for weeding the mailbox areas and also distributing beauty bark among them and selected common areas. Future work parties will take place toward the end of the summer. **[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 transpired. The homeowners were reimbursed for the cost of removing a dangerous cedar within the common area with 6 large firs / cedar trees to plant its place. Further plants will be obtained for the common areas surrounding the homeowners which were cleared at their expense. Paul will contact the homeowners and develop a list of plants to purchase.

**[Action Item: P. Dofton]**

### **Insurance Update**

Harry has followed up on the solicited but not received bids from local insurance agents regarding the insurance contract for Parkside. **[Action Item: H. Chandler]**

### **Dues for Year 2002 Status**

Fred pointed out that two members have yet to pay their membership dues in full and their delinquent payment exceeds 90 days. These homeowners are now assessed a \$25 late fee and the delinquent payment plus the late fee must be received by May 20<sup>th</sup> before their account is turned over to a collection agency. **[Action Item: F. House]**

### **Retention Pond Maintenance**

Steve Cox was absent from the meeting and was unable to provide any further input regarding the use of "gambousa" (mosquito eating gold fish) in our two retention ponds. Steve will continue his research. **[Action Item: S. Cox]**

**Welcoming Packets**

Fred and Denise will continue distributing the welcome packets to new Parkside residents as they arrive. **[Ongoing Action Item: F. House & D. Tibbles]**

**Common Area Encroachment Lot #1 (PI)**

The owners of Lot #1 (PI) attended the Board meeting and provided further information to the letter that he sent to the Board regarding the encroachment of the landscape structures into the Common area between their lot and Lot #2 (PII). The owner of Lot #1 (PII) also attended the meeting and spoke in support of the proposal from the owner of Lot # 1 (P I). The Board was sympathetic to the owner's plight in that the lot's landscape contractor apparently caused the violation and it was very unlikely that this particular landscape contractor would be willing to remedy the mistake at his expense. The Board discussed the proposal and decided to proceed as follows: The Board will contact the owners and meet with them to jointly measure out the common area to determine how much of the backyard landscape structures have encroached into the area. Based on those results the Board will solicit bids from landscape companies for the owner to remedy the encroachment. **[Action Item: H. Chandler]**

**Common Area Policies and CCRE&R Revision**

Fred created and compiled an Appendix to the CCRE&R document, converted it to PDF format and posted it on the Parkside website. This document now encompasses all information under one cover. The document will be printed and distributed to the Title companies and registered with the Skagit County Auditor. **[Action Item: F. House].**

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

Harry advised that an email had been sent April 13, 2002, to Randy Cox with a paper copy to the lot owners indicating Board approval for Randy Cox to plant trees in the subject Common Area as proposed. To date, no trees have been planted. Harry contacted Randy Cox who advised that he does plan to have the planting completed but is waiting for his landscaping subcontractor to complete the work. **[Action Item: H. Chandler]**

## New Business

**Entryway maintenance contract**

Fred contacted the owner of Total Home Services, the business who is responsible for the entryway maintenance contract, asked him to use a smaller lawn mower, in lieu of their 36" wide one, for mowing the entryway. The wide mower did a less than desirable job. A request for a 7 day frequency of cutting was asked (vs. a 7 -10 day) during this rapid growth time of the grass. A taper-off toward the 10 day side would be acceptable during the summer and fall months. The owner was also reminded about not dumping the grass clippings in the entryway vicinity but to haul them away. The owner stated that the contract may have to be re-bid because of the mower issue. **[Action Item: H. Chandler]**

**Cherry Trees at the entryway**

A discussion regarding the status of the three center cherry trees at the entrance took place. This followed email correspondence among the board members. It was noted that the center three trees are only 3 or 4 years old and were replaced because of vandalism...and are not diseased. It was decided to simply reduce the watering schedule in the center area and observe the results in the fall. Further action may take place at that time. **[Action Item: All Board members]**

**Watering schedule for recently planted trees / shrubs**

Paul will devise a schedule for watering our new plantings in the common areas and the entrance areas. **[Action Item: P. Dofton]**

**Color selection for door on Lot #43**

The homeowner on Lot #43 submitted for approval a color swatch for repainting their entrance door. The color was approved. **[No action required.]**

**Next meeting at 5:00 pm, June 4, (Tuesday), at Denise Tibble's home.**

Meeting adjourned at 6:30 PM.

