



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

Board of Directors

Minutes of Meeting for November 13, 2001

Meeting Time: 5:00 pm

Location: Fred House's home

Board Members Present:

Harry Chandler
Fred House
Craig Smith
Mitch Everton
Dave Storkson

Guests:

Curtis Payne
Paul Dofton
Denise Tibbles

Approval of minutes for Board Meeting of October 9, 2001

The minutes were approved and are posted on the website.

Treasurer's Report:

The check register balance as of 11/13/01 is \$3,074.98

Old Business

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

No change in status since last month.

Forest Conservation Program

Harry has contacted Jerry Burns for his assistance in getting the program restarted. [Ongoing Item: H. Chandler]

Fence Painting at Lot 35 [P I]

A revised proposal was sent to the owner of lot #35 requesting changes to his solution of the non-compliant fence on that lot.
[Ongoing Item: H. Chandler]

Fence Standard and Enforcement

In the recent email message advising of the new web site address those owners who promptly remedied their fences were thanked. Harry has contacted those owners who have not responded with the request for an estimated completion date.
[Action Item: H. Chandler]

Cherry Tree Survey

The Board decided to delay the fate of the cherry trees in the center island area at the entryway.
[Item Shelved: No action required]

Entryway / Common Areas

Magic Earth Landscape was awarded the contract to plant and finish the entryway area. The work is in progress. No decision was made regarding the maintenance of the common areas at this time. [Ongoing Item]

Common Areas

At the beginning of the meeting guest Paul Dofton addressed the board with his concerns on the Common Areas improvement initiative. His views are best summarized by directly quoting his response to the original e mail survey as follows:

"I agree that some of the common areas could use some sprucing up, namely removing dead trees, weeds and construction debris will help near our house, but we do not want any of the Alder trees cut down between us and the Jensons or the ones across the street from us behind the mailboxes. Perhaps mowing the vegetation in front of said Alders is fine too. However, these alders are a welcome green screen and I think their foliage enhance our surroundings. I believe they are a native tree too. While I agree cedars and pines would be incrementally better than alders, we do not feel little saplings would take the place of the 40' tall alders for years to come."

Paul was reminded that consistent with the Common Area policy he and the Jensens may propose for the Board's consideration improvements to the Common Area between their lots. For Paul's information Harry quoted as follows the email that he had sent the Board members that summarized the results of the survey:

"Following as promised is the feedback from my email surveying owners opinions on the short term and long terms solutions on the Common areas maintenance:

Total responders: 19 [16 via email and 3 verbally]

Short Term: "clear areas back 30 feet and replant"

Full Yes's: 9

Qualified Yes's: 4 For instance: "only clear and replant 10 feet at all locations", "allow decision by adjacent lot owners", "don't remove Alders" and "limited clean up, i.e. weeding"

No: 2

Long Term: "potential sale of Common Areas between lots"

Yes: 5

No: 12

Since the next Board meeting is so close suggest we resolve the final strategy at that time. If any of you would like to see the actual replies please advise. Many are very well written and passionate in their convictions. Particularly noteworthy are the ones from the Giboneys, Jensens and Doftons.”

The rest of the agenda was addressed and the subject returned to at the end of the meeting. After considerable discussion the following was agreed:

1. The three first priority Common Areas abutting street to be addressed were selected. They are between lots 4 and 5 in Parkside I, between lot 7 in Parkside I and lot 4 in Parkside II and between lots 4 and 5 in Parkside II.
2. The owners of the respective lots of the priority Common Areas will be consulted for their input in regard to the Board’s plans for those particular areas.
3. H. Chandler and F. House will contact the respective owners and develop the specific plans. P. Dofton agreed to be a guest participant in the process.
4. The survey results provided a clear mandate to improve the areas as they abut the streets but each will be looked at on a case by case basis. For instance the area between lots 10 and 11 in Parkside I will require very little work, primarily weeding and some trimming. Other locations that are essentially all invasive species such as blackberries and Scot's broom will be completely cleared and replanted.
5. Major individual trees even including large selective alders will be saved. Invasive stands of alders will be thinned and only the large alders left.

[Ongoing Item: H. Chandler & F. House]

Tree Removal in the Common Area between Lot 3 P I and Lot 3 P II

Since the adjacent homeowners have not had the tree removed yet, the issue is unresolved. **[Item on hold]**

Insurance Review

Harry noted that a review of our insurance policies is still ongoing, as he is awaiting various documents sent to him from the current insurance agency. **[Ongoing Item: H. Chandler]**

Entryway Lawn Sprinklers

Harry turned off the entryway sprinklers for the season. Simply Yards has blown-out the sprinkler system for the upcoming winter season as part of the maintenance contract. **[Item closed.]**

Apparent fence encroachment into Common Area: Lot# 58 P I

The owner has been contacted and the fence has been relocated along the correct lot lines.
[Item Closed]

Flag at entryway

No flag will be erected at the entryway. **[Item Closed]**

Budget and Dues for Year 2002

Fred provided an overview of where the finances should be at year-end and a budget for next year. Based on that information the Board agreed to maintain the annual dues at \$125 per lot. A summary year 2002 budget will be prepared for presentation at the annual meeting. **[Ongoing Item: F. House]**

Review of plans for a home on Lot #48 P I

The Board reviewed a revised set of house plans, submitted by the owner, for a new home that will be constructed on Lot #48. The Board had rejected the previous submittal for lack of sufficient brick on the front face. After considerable discussion the Board voted 4 to 1 to approve the plans contingent upon all other approval requirements being met. Harry will review the rest of the plans and provide the required form to the owner upon confirming that all other standards have been met. **[Action Item: H. Chandler]**

Board Members Leaving

Mitch Everton informed the Board that he would be stepping down from his temporary position as a Board member in February. Craig and Dave also informed the Board that their terms are expiring as of January. The membership will be contacted to solicit invitations for those who wish to be on the Board.

Letter of Understanding Lot #49 P I

A letter to the owner of Lot # 49 regarding the ownership and use of privately owned and landscaped lot was sent. **[Item Closed]**

Retention Pond Maintenance

Mitch reported on his research on the options available to deal with mosquitoes from the retention ponds. The most viable option at this point appears to be to add a type of goldfish ("gambusia") to the ponds. Mitch will pursue this option. **[Action Item: M. Everton]**

New Business

Review of plans for a home on Lot #57

Between meeting the Board reviewed and approved a set of house plans, submitted by the builder, for a new home that will be constructed on Lot #57 of Parkside I. **[Item Closed]**

Annual Meeting

February 12th will be the date for the Annual Parkside Membership meeting. Denise Tibbles will research potential locations for the meeting. **[Action Item: D. Tibbles]**

Meeting Guest

Denise Tibbles had been invited to and attended the meeting as a person interested in possibly becoming a Board member.

Next meeting at 5:00 pm, December 11 (Tuesday), at Harry Chandler's home.

Meeting adjourned at 6:30 PM.