



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

**Minutes of Meeting
for
October 8, 2002**

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

Approval of minutes for Board Meeting of September 17, 2002

The minutes were approved and are posted on the website.

Treasurer's Report:

The balance as of 9/30/02 is \$3,220.

Old Business

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

Richard Houghton of Magic Earth Landscaping has completed the preparation of the common area between the above two lots preparing it for planting. Paul will order plants from Ian Bush to have ready for the October 19th community work party. The initial placement of the path within the common area was not to the liking of one homeowner and Paul has contacted Magic Earth Landscaping to re-route the path through the area. **[Action Item: P. Dofton]**

Fence Painting at Lot #35

Harry was unsuccessful with his attempts in contacting the new homeowner to discuss the fence issue which was unresolved with the previous homeowner. Harry will continue his attempts to connect with the owner. **[Action Item: H. Chandler]**

Post-meeting follow up: Harry was finally able to contact the new homeowner and explained the series of events regarding the previous homeowner and the fence. The new owner remarked that the fence color was never mentioned at the time of the final closing by either the previous homeowner or the title company. No action will be taken at this time. The Board intends to place the general fence issue as a discussion item on the agenda for the annual membership meeting in Jan/Feb of 2003.

Fence Standard and Enforcement

The owner of Lot #16 (PII) is the only other homeowner who has yet to comply with the Board adopted fence standard. It was decided to put on hold any further action regarding the homeowner's fence until the common area has been completed. The Board

intends to place the general fence issue as a discussion item on the agenda for the annual membership meeting in Jan/Feb of 2003. **[Ongoing Item]**

Entrance Improvement & Maintenance

A tentative date of October 19th has been set for the membership-wide work party. Maintenance of the common areas that were planted in the summer will receive some attention. Harry will provide training and the manuals for Paul on the entrance sprinkler system. **[Action Item: P. Dofton and H. Chandler]**

Retention Pond Maintenance

Mosquito control pellets have arrived and will be used next spring in our retention ponds. **[Item closed until spring]**

Common Area Encroachment Lot #1 (PI)

The owners of Lot # 1 (P I) attended the meeting and discussed a bid and design they solicited through Simply Yards. The Board provided general criteria that must be met to address the encroachment. One of the owners of Lot #1 (PII) was in attendance and provided input to the plan. The Board suggested that both households get together in the near future to decide on an agreeable plan to submit to the Board for approval.

Post meeting follow-up: The Board received a joint proposal from both households. At a special meeting the Board agreed to a response and that was conveyed to both households by email and paper copy. With a few exceptions the Board response supported and approved the joint plan. **[Action Item: H. Chandler]**

CCRE&R Enforcement Survey & Feedback

Harry resent, via email, to all Board members for review and comments an administrative procedure to follow when a CCRE&R complaint is received. Fred responded with suggestions, which were supported by the other Board members. Harry will develop a revision that will incorporate those suggested changes. The item will be resent and brought up for discussion at the next meeting. **[Action Item: H. Candler]**

Lot #24 Common Area Request

Paul sent a letter to the owners of Lot #24 (with a copy to the adjacent lot owner) which outlined the Boards position regarding the common area next to their property. Paul mentioned that no further action on the Board's part was necessary, as this area will be for action in the spring of 2003. **[Item closed]**

Board Member Elections

Tom Johnson has expressed an interest in being a Board member starting in January/February timeframe of 2003. Two vacancies will occur so further interest is needed. **[Action Item: All Board members]**

Wasps / Hornets in the common area

A wasp/hornets nest in the common area between Lot #3 (PI) and (Lot #7 (PI)) is no longer an issue. **Item Closed**

New Business

Website Hosting

Fred researched and found organization's - Internet Service Providers (ISPs) - who will host the Parkside website in the future. Price's ranged from \$15 monthly to higher, depending upon needs/desires. The Board will choose an ISP to host the website sometime in January. **Item: Closed until January**

Annual Meeting

Denise will coordinate the Annual meeting. **[Action Item: D. Tibbles]**

Treasurer's Input

Fred provided a 3rd quarter statement of Parkside's expenses to the Board for review. Additionally, a proposed budget for 2003 was provided for review. Total membership dues of \$150 was suggested due to the unexpected expenses of the mowing of the retention ponds and upcoming new expenses of website hosting, and possibly new, not-yet-determined expenses. No decision was made at this time. **[Action Item: All Board members]**

Next meeting at 5:00 pm, November 12, 2002 (Tuesday), at Denise Tibble's home.

Meeting adjourned at 6:15 PM.

