



Homeowners Association

2218 Hickory Drive

Anacortes, WA 98221

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## Board of Directors

### Minutes of Meeting for October 9, 2001

Meeting Time: 7:00 pm

Location: Mitch Everton's home

Board Members Present:

Harry Chandler  
Fred House  
Craig Smith  
Mitch Everton

Board Members Absent:

Dave Storkson

Guests:

Curtis Payne

### Approval of minutes for Board Meeting of Sept 4, 2001

The minutes were approved and are posted on the website.

### Treasurer's Report:

The check register balance as of 10/09/01 is \$4,244.88.

## Old Business

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

No change in status since last month. The topic was discussed during the discussion of the Common Area policy later in the meeting. A proposal will be forthcoming from the Board regarding all common areas.

### Forest Conservation Program

Harry stated there was no change in status from the previous meeting and that we were approximately \$1,000 way from securing the next five-acre parcel.

**[Ongoing Item: H. Chandler] No change in status this month.**

## **Fence Painting at Lot 35 [P I]**

Colonel Betz, with the law firm of Youngquist & Betz in Mt. Vernon, was unable to convince the owner of Lot 35 to comply with the Board adopted fence standard. The owner stated that he does not consider the items in question as “fences” – but as “privacy screens/structures” – because they are not situated on the property line. The owner has proposed to install a fence [in compliance with the Board standard] directly on the lot line between Lot #35 and Lot #36. The Board did not feel that would completely remedy the violation. Harry will contact the owner with some additional requirements.

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

## **Fence Standard and Enforcement**

Fred notified the Board regarding the status and responses from those fence owners who were notified via certified mail regarding the finish of their fence. Some owners have already completed their fences, some have given the six-month future date as the date they will be in compliance, and some have not responded at all. Harry will personally contact those owners who have not responded.

**[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**

Mitch received bids from Total Home Services regarding costs for cleaning out the common areas behind the mail box stations throughout Parkside. These bids were for approximately 30 feet back from the curb in all areas. A bid was also submitted for the yearly maintenance fee for the entryway. Mitch will contact Total Home Services regarding the planting of evergreens on the hill area (entrance to Parkside) that was cleared out during the summer work party. No decision was made regarding the maintenance of the common areas at this time. See Common Areas below.

**[Action Item: M. Everton]**

## **Common Areas**

A discussion of the Common Area policy took place regarding the maintenance and upkeep of the common areas throughout the development. Various ideas were presented and no decision/conclusion resulted. As a minimum the Board agreed that there was a significant need to improve the appearance of all of the Common Areas as they abut the streets. A full range of options was discussed to address this on both a short term and long term basis. Harry will formulate these ideas in a proposal that will be emailed / mailed to the membership for their feedback.

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

## **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. John Childs will be contacted to blow-out the sprinkler system for the upcoming winter season as part of the maintenance contract.

**[Action Item: F. House]**

# **New Business**

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

The new owner of Lot #57, a builder who just recently had it surveyed, contacted Harry and stated that the fence on the adjacent lot (Lot #58) appears to be situated well into the common area that divides the two lots. Fred obtained the layout dimensions from the original Parkside developer and will contact the owner of Lot #58 in order for them to relocate the part of their fence that projects into the common area. **[Action Item: F. House]**

## **Flag at entryway**

Fred was contacted by a Parkside homeowner who suggested that a flag and flagpole could be obtained, through the homeowner's affiliation with the local Kiwanis Organization, for the front entryway. The homeowner suggested that either a temporary or permanent flagpole can be erected and the flag be left raised continuously. The Board discussed the item and decided against the idea. Fred will contact the homeowner. **[Action Item: F. House]**

## **Budget and Dues for Year 2002**

Fred provided an overview of where the finances should be at year-end. He will begin the process of developing a budget for Year 2002. **[Action Item: F. House]**

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

The Board reviewed a set of house plans, submitted by the owner, for a new home that will be constructed on Lot #48. The Board withheld approval pending review of other homes in the neighborhood specifically regarding the proposed amount of brick and cedar siding accents. The Board will respond to the homeowner in a few days. **[Action Item: 3 Boardmembers – H. Chandler, F. House, M. Everton]**

## **Board Member Leaving**

Mitch Everton informed the Board that he would be stepping down from his temporary position as a Board member in December due to time conflicts and other commitments. Craig also informed the Board that his term is expiring as of January.

## **Letter of Understanding Lot #49 P I**

The Owner of Lot # 49 P I requested the Board provide a letter of understanding regarding the ownership and use of privately owned and landscaped Lot #49 P I. Mitch will draft the letter and submit it for review, approval and signing. [**Action Item: M. Everton**]

## **Retention Pond Maintenance**

Mitch recommended that basis the mosquito problem this summer that the Board consider treating the retention pond areas in the spring to avoid the infestation. Mitch will develop a plan of action. [**Action Item: M. Everton**]

**Next meeting at 5:00 pm, November 13 (Tuesday), at Fred House's home.**

Meeting adjourned at 9:00 PM.