

Parkside Owners Assoc.
Annual Meeting Minutes
Date: January 18, 2007
Location: Village Pizza
Time: 6:30 PM Pizza 7:00 PM Meeting

Attendance:

Board Members: Tom Johnson, Rob Huntley & Kirk Kennedy
The other board members, Ray Bloom and Paul Dofton were unable to attend-
A total of 27 association members, representing 18 properties were in attendance.

Treasurer's Report

Tom Johnson reviewed last year's performance relative to budget; explaining that we had largely spent according to budget, except for the storm damage clean up. About \$4,000 was spent to clean up trees damaged from the November and December storms. Since this amount was not in the original budget, the budgeted reserve of \$5,000 was reduced to approximately \$1,000 at year end.

We will attempt to rebuild reserves to approximately \$3,000 in 2007, with an expectation to achieve the \$5,000 reserve in 2008. The reason we don't attempt to rebuild reserves to the full \$5,000 in 2007, is to continue to invest in the upgrading of our front entrance landscaping, without the need to increase dues.

However, Tom Johnson did explain that if Parkside Owners Association was to experience increased costs for such issues as further tree removal, then a special assessment may be needed to provide the funds necessary to meet this need.

Summary of Year 2006

1. Front Entrance Revitalization- Reviewed actions taken during the year to make improvements; Planted trees, removed and relocated plants that had over grown their placement. Entered into a color program with Simply Yards, who will replace the annuals on a quarterly basis.
2. Parkside's 2007 Progressive Dinner will be held March 17 – a flyer will be distributed in everyone's paper box and an email will be sent explaining details. Residents are encouraged to sign up early to allow time to plan the event.
3. A planting party was held July 1st. These parties' are held to help improve the appearance of our neighborhood, while giving neighbors the opportunity to meet and save a little money. Another party will likely be planned for 2007.
4. Rat Problem – Fidalgo Island shares a problem with neighboring areas, rats. It is important to minimize food and shelter for these rodents. If you feed the wildlife, be sure to keep the areas clean. Close any openings in the foundation or roof areas of your homes where rats can enter your crawl space or attics.
5. Storm damage/tree removal – November & December storms caused significant damage in the neighborhood. Trees in the buffer zone between Parkside and

Westwood were leaning a bit towards an impounding basin. We removed them as a precaution.

6. CCRE&R update – Earlier this year the board tried to generate interest among residents to update the CCRE&Rs to reflect the needs of a built out community. (They were originally drafted to meet the needs of a community under construction) A survey was sent to all homes with email and hand delivered to others. Less than 30 responses were received from residents, which indicated to the board a lack of interest for the board to take action. As a result, with regard to cars and pickup trucks, the Board is not currently enforcing the CCRE&R requirement that no vehicles be allowed to remain on driveways overnight. This decision is based on minimal response to the 2006 survey regarding the need to amend the CCRE&Rs and a known significant community desire that action not be taken to prohibit all cars and pickup trucks from being on driveways overnight

CCRE&R Related

1. Board permission needed prior to tree removal and repainting –
 - a. To remove a native tree from your yard, contact a board member prior to its removal for an inspection and approval.
 - b. If a tree in the adjacent buffer area is considered by a homeowner to be a hazard, contact Jonn Lunsford of the City’s Parks & Rec department, who will inspect the tree and provide necessary approvals. If approved, the tree may be removed at the homeowner’s expense.
 - c. The city provides a service to pick up debris after a significant storm. Contact the city @ 293-1921.
2. Repainting structures
 - a. The board needs to grant approval when repainting a house entails changing the color. If the house is repainted with the identical colors, approval from the board is not necessary.
3. Signs in yards
 - a. Yard signs are not permitted except to sell or rent the house. An exception to this rule is the display of political signs. The Washington legislature passed a law that does not allow HOAs to prohibit the display of political signs, but we do reserve the right to regulate how the signs are to be displayed.
4. City ordinance regarding pets
 - a. The city passed an ordinance requiring all pet owners to collect and properly dispose of their animal’s waste. Pets are also required to be on a leash.

Landscaping Improvements

1. Annual Color Program
 - a. We will continue Simply Yard’s color program. A quarterly rotation of flowering plants in the entrance area.
2. Beautification – entry
 - a. Some additional improvements will be considered, but due to cost constraints, improvements won’t be major. Tom Johnson did share comments from a new Parkside resident who indicated the appearance of

the entrance was a definite factor in their decision to purchase a home in Parkside. Indicating the investment in our entrance is beneficial to all owners.

Neighborhood Security

3. Entrance Vandalism in July and November – The lights illuminating the Parkside entrance were destroyed on two occasions. It is requested that residents report suspicious activity to the police. Call 911.
4. Police Auxiliary Patrol – Several members of our community are members of this organization. The patrol operates a day and night patrol, with their primary mission to report problems to the police. They also provide a service to owners who are away from their homes for an extended period of time. Simply fill out a form at the police station and they will periodically check on your home while you are away. Anyone interested in joining the Auxiliary should contact the police.

2007 Board Membership

Kirk Kennedy's seat is up for re-election and he declined to serve another term.

John Lindsay indicated an interest to join the board; his name was entered into nomination and was voted in by a unanimous vote by those in attendance.

Other Comments & Questions

1. When a street light need to be replaced, contact the city's streets department. They are very good about replacing them in a timely manner.
2. The county tax assessor did a physical inventory this past year. Values will be sent in October 2007.
3. Power outages cause the need for some residents to operate generators. It was suggested that residents might consider the noise a generator creates and to shut down their generators at night. The letter sent to residents about generator noise was referenced as was the ordinance that calls for lower noise levels past 10 PM at night. Meeting attendees did not think it was necessary for the board to define generator operating guidelines, in hopes that neighbors would use good judgment and be considerate of their neighbor's needs.
4. Craig Smith suggested those residents who are interested in having a transfer switch installed for the operation of their generators should pool together and work with one contractor to get the best deal. Tom agreed to send a notice to the owners. Interested residents will contact Craig.
5. The board took the action item to contact PSE to inquire about the frequency of power outages experienced in Parkside and that some areas are more prone to failures than others. Determine causes for such occurrences and seek solutions.
6. Diana Lindsay inquired about the house number at the curbs and was advised that this was done by individual home owners. Owners could paint/repaint hose numbers on their curbs if they so desired, but it was requested that it be done in a manner consistent with the others.
7. A complaint was received about a water runoff area behind 4512 Shelby Court that wasn't properly draining. The board took an action item to investigate.

PARKSIDE ANNUAL MEETING ATTENDEES
MEETING DATE: JANUARY 18, 2007

1. John Mathis
2. Bob Hoffman
3. Barbara Donnelly
4. Ray Donnelly
5. Gary Hudak
6. Ross Anderson
7. Paul Sund
8. Lorraine Sund
9. Lane Johnson
10. Tom Johnson
11. Louanne Jones
12. Mike Jones
13. Diana Lindsay
14. John Lindsay
15. Steve Cox
16. Carolyn Cox
17. John Olsen
18. Dan Burrell
19. Bill Vaughan
20. Barbara Vaughan
21. Carolyn Kairez
22. Shirley Smith
23. Philip Kairez
24. Craig Smith
25. Terry Oliver
26. Rob Huntley
27. Kirk Kennedy