

# SEAHURST WEST ADDITION: 2019 Annual Community Meeting Minutes

Date: Monday, April 29, 2019  
7:00 pm

Location: 2675 SW 151<sup>st</sup> Place (Mary and Dan McGarry's house)

## I. Call to Order

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Mary McGarry called the meeting to order at approximately 7:15 pm. The following community households were represented:

### Present

2610 – John Canning & Xian Zhou  
2620 – Rebecca DeVaney  
2625 – Bruce Beck & Ralph Johnson  
2640 – Cindi Brinson  
2650 – Mike & Maria Little  
2660 – Terry Watkins  
2665 – Jim Vigil  
2670 – Joe & Sue Swanzy  
2675 – Mary & Dan McGarry  
2680 – Jay O'Donnell & Susan Shannon  
2681 – Eric & Julie Johnson (non-voting)  
2690 – Pete & Amy Gelinias

### Via Proxy

2635 – Chuck & Lori Boblenz  
2685 – Lee & Carol Sanders

With 11 of the 17 voting lots present (13 represented, including proxies), it was determined that the required quorum was met.

## II. Approval of Minutes

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Minutes from the last annual meeting, held on March 22, 2018, were approved.

## III. Roads & Common Lots

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### GENERAL MAINTENANCE

For the past number of years, much of the necessary landscaping maintenance for the road and common lots has been done on a very small budget. Maria Little has volunteered a significant amount of her time to general maintenance and cleanup, Marc Kropack maintained the beach lot

at his own expense, and we have hired Carlos to assist Maria and Paul Gelinas (Pete and Amy's son) with leaf cleanup and beach lot clearings at the bargain rate of \$20/hour. Unfortunately, Carlos now has a full-time job and is no longer available. Maria must cut back her volunteer time, and of course Marc no longer lives here. The result... we need to hire out all of this necessary work at significantly higher rates.

At a minimum, the following maintenance work should be performed on an annual basis:

- Leaf cleanup and disposal
- Two beach lot clearings (fall and spring)
- Community lot grass mowing (Paul Gelinas is willing to continue this service)

Maria has reached out to landscaping services for beach lot clearing and haul away bids, and presented the following two options for consideration (both at \$800):

**1) Marco Vazquez**

His bid does not include the upper-most corner where most of the leaves collect.

**2) Landscapes by Pompeo**

This is the service currently used weekly by Bruce Beck & Ralph Johnson. They have heavy duty gear, and are licensed, bonded and insured. They will provide leaf removal, but dump fees are extra, and would be added to the initial \$800 fee. They are also willing to work on a time and material basis, charging \$50/manhour (he was transparent in explaining that he pays his experienced workers \$27/hour).

Maria recommends using Pompeo, and having them do the bulk of the leaf removal work in the fall. Paul Gelinas could also help with some of the interim pickup.

Community members were also reminded to keep drains clear, and maintain leaves and landscaping on and around your property to minimize the amount of money we must spend with the landscaping service. The community should only collectively pay for maintenance of common lots, not subsidize work that should be performed by individual lot owners.

At the end of the discussion, a number of lot owners indicated the need to hire landscaping services for their own properties, and discussed whether discounted group rates might be available.

**FERN PLANTING**

The ground under the large trees on Common Lot B are quite bare, and have been neglected for years. Maria suggested planting a number of ferns in this space. To keep expenses down, it was suggested that we purchase smaller ferns (\$4-\$5 each) and have a fern planting party to eliminate any labor costs.

## TREE TRIMMING

Susan Shannon asked about trimming some of the overgrown trees on the beach lot that are starting to block their view. Per the covenants, they would pay for the work, but wanted to make sure there were no objections (there weren't).

The group discussed proper protocol for trimming on common lots, and decided that the neighbor interested in trimming should simply notify the Board Project Manager in advance.

We also discussed reputable tree services (Thundering Oak is one that has been used and recommended by many households on the street), and Jay O'Donnell warned of being cautious of any service citing ECA (environmentally critical area) code and requiring advanced review/approval by the city of Burien. Given our steep slope topography, this would be an issue for tree removal, but should not be a factor for basic trimming (which, in fact, results in healthier, more stable trees).

## SNOW & ICE MANAGEMENT

Given our record snowfall earlier this year, Mike Little inquired about snow removal services that we might utilize in the future to help quickly clear the road following significant snow accumulation. Only a handful of residents were available or physically able to help clear the road following our major storm in early February. Had it not been cleared, it would have frozen to a solid sheet of ice and taken a significant amount of time to melt and become passable. There were concerns about emergency vehicles being able to access homes for fire or medical emergencies.

Mike researched plowing services, and found only one that was willing to service our steep road: Seattle Snow, LLC. His full description is attached at the end of this report, but in summary, they are a major snow removal company in Seattle, service major business clients around town, and require a contract in advance. They do not charge unless they provide services, and the contract can be terminated at any time and for any reason with 7 days written notice.

Services include:

- **Standard service (required) -- \$380/event**

When the weather forecast for 98166 indicates precipitation and below freezing temperatures, they will apply 20 gallons of liquid anti-icing compound (magnesium chloride) to the road. This will melt small snowfalls, reduce ice, and keep snow and ice from bonding to the road surface. They will not provide snow plowing without prior anti-icing application.

- **Optional plowing service -- \$250/event**

Automatically deploy plows if snow level reaches 2 inches (or if we request service)

- **Extreme events -- \$350/event**

Apply sand, granular de-icer, or a mixture of these two, depending on conditions. Could be required to create a frictional path for plowing if snow is very deep.

Based on these per event costs, the 2019 season would have totaled ~\$2,000:

2 anti-icing	\$760
3 plowing	\$750
1 sanding	\$350
<u>TOTAL</u>	<u>\$1,810 + tax = \$1,991</u>

There were concerns expressed about high cost and the use of chemicals (both in terms of damage to vegetation and runoff into the Sound). The counter argument to the environmental concerns was that magnesium chloride is the least polluting chemical that is practically used (some vegetable-based options exist, but are very expensive and companies therefore don't utilize them). It is currently used on the highways, and the concentration that would ultimately dump into the Sound would be less than the concentration already detected in the water.

The community voted 8-to-4 (one household abstained) to try the service next winter. We can reassess during next year's annual meeting.

#### **ROAD REPAIR**

The road is settling in front of the Swanzy's house, and will eventually need to be repaired. A shorter term patch to the small, affected area would run about \$500 and likely last a few more years. Ultimately, the entire panel will need to be replaced at a cost of ~\$5,000.

There was added concern that the area is adjacent to a main water pipe, and that if we leave it too long the damage could be bigger and significantly more expensive if the water line is impacted. It was ultimately decided that the repair could wait at least one more year, and that we would have the water company come out and inspect the area to determine if there was any concern. Mike Little will call Chris at Water District 20.

Joe Swanzy mentioned that poor roadwork in the past has caused longer-term damage that we must again pay to have corrected (e.g., cement separating and/or sinking), and proposed that we adopt a set of guidelines and standards (minimum cutout size, materials used to accommodate expansion, etc.) that any road repair contractor must agree and adhere to before performing any work on the street.

#### **BUDGET INCREASE**

As a result of the approved and increased expenses, our Roads & Common Lots budget will significantly increase this year. Actual expenditure in 2018 was approximately \$2700, but the budget will need to increase to up to \$8200 as follows:

Basic lot and road maintenance	\$1,500 - \$2,000
+ contingency (e.g., fallen tree removal)	\$1,000 - \$1,500
Beach lot cleanup	\$1,000 - \$2,000
Winter road maintenance	\$2,000
<u>Fern planting</u>	<u>\$400 - \$700</u>
<u>TOTAL</u>	<u>\$5,900 - \$8,200</u>

The community approved the budget increase.

## IV. Treasurer's Report

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Jay O'Donnell presented the following Treasurer's report:

Opening Balance (YE 2017)	\$ 20,921.43
Maintenance Common Lots/Roads	\$ -2,721.50
Misc.	\$ -50.06
<u>Yearly Assessments (\$300 * 17 households)</u>	<u>\$ 5,100.00</u>
Closing Balance (YE 2018)	\$ 23,249.87

As discussed during the previous Roads & Common Lots discussion, our maintenance expenses will be significantly increasing this year. However, we currently have a surplus of about \$3,000 in our community account (normal balance is ideally kept at ~\$20k) which will hopefully cover most of the additional costs this year. As a result, the Board opted to maintain annual dues at the existing \$300 level for 2019. We may see an increase going forward to cover ongoing higher maintenance costs, but barring any major events this year, our surplus should cover us for 2019.

It was also reiterated that should we experience an unusual event that requires a larger repair payment, a special assessment would be issued to all households. This is preferable to collecting higher annual dues and holding the money in the community account.

The Treasurer's report was approved, and a detailed, itemized version of the report will be posted to the community website.

## V. New Board Members

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Mike Little and Cindi Brinson will be stepping down as Board members. Mary McGarry is willing to continue as President for one additional year, and the remaining board members (Jay O'Donnell/Treasurer, Samia El-Moslimany/Board Member at Large) are interested in continuing on in their roles.

Chuck Boblenz and Amy Gelinis agreed to join the board to replace these vacant positions. Cindi Brinson will continue supporting the community website.

Board membership was approved.

## VI. New Business

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a) **Block Watch program**

Joe Swanzy has belonged to the Burien Block Watch program since ~1990, and is interested in handing that responsibility over to someone else.

The Neighborhood Block Watch is a neighborhood-based crime prevention program. Sponsored by the Burien Police, program participants meet quarterly to discuss issues in the area, crime prevention techniques, and receive updated statistics and maps on crimes recently committed in the area. The program also offers training classes for emergency situations.

Terry Watkins offered to take over and start attending the meetings.

b) **Annual meeting scheduling**

It was noted that the community covenants stipulate our annual meeting be held in March of each year (section V. GOVERNANCE > B. Annual Meeting, pg. 6). The Sanders had planned their travel schedule assuming the meeting would occur in March when they would be in town, and as a result of the delay were unable to attend.

Mary McGarry indicated she would make sure to schedule the meeting in March going forward.

## VII. Adjournment

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Mary McGarry adjourned the meeting at 8:19 pm.

*Minutes submitted by Cindi Brinson, Secretary*

Seattle Snow, LLC  
Snow and Ice Management

Clients include Amazon, Starbucks, Port of Seattle, Safeco Field, Seattle Police Dept, Tacoma Convention Center, Virginia Mason Hospitals, and “hundreds more”. Ten years of operation. Licensed, certified, etc.

Require services to be contracted in advance. We would pay for actual time and materials for services performed (subject to minimums described below). Contract can be terminated at any time for any reason with 7 days written notice.

Estimated costs –

Standard service (required)

When weather forecast for 98166 is for precipitation and below freezing, automatically deploy to apply 20 gallons of liquid anti-icing compound (magnesium chloride – used by Washington Dept of Transportation).

Effective for several days and nights.

Will melt small snows, reduce ice, and keep snow and ice from bonding to the road surface.

\$380 per event (\$200 1 hour minimum for truck, 20 gallons liquid @ \$9 per gallon).

Optional service

Plowing - auto deploy if snow level reaches 2 inches, or if we request service. Hospitals and first responders have priority.

\$250 per event (1 hour minimum)

Dealing with extreme events

Apply sand, granular de-icer, or a mixture of sand and granular de-icer, depending on conditions. Could be required to create a frictional path for plowing if snow were to be very deep.

\$350 per event.

Can arrange for driveway treatments while equipment is here for main road

Actual time and materials – probably \$75 - \$100

Hypothetical case – based on 2019 experience

2 anti-icing	~ \$760
3 plowing	~ \$750
1 sand, etc.	~ \$350
	~ \$2000 with tax

Potential issues

False alarms (incorrect weather forecasts)

resulting in unnecessary anti-icing

Environmental concerns

Possible damage to landscaping, vegetation, etc.

Even with treatment and plowing, the road will still be steep and slippery, and possibly impassable for some vehicles.

Accumulated plowed snow could complicate pedestrian access.