

Seahurst West Addition
Community Meeting Minutes
April 9, 2015

I. Call to order

Jay O'Donnell called to order the annual meeting of the Seahurst West Addition at 7:38 PM on **April 9, 2015** in the McGarry residence.

The following persons were present: Alex Reid, Vicky Fisher, Lee & Carol Sanders, Marc Kropack, Cindi Brinson, Jim Vigil, Mike Little, Jay O'Donnell, Mary McGarry, Bruce Beck.

The following persons sent proxies: Joe & Sue Swanzy, Bob & Pauline Beebe.

It was determined that a quorum was present.

II. Approval of minutes from last meeting

Changes:

- a) Show Vicky Fisher present, Correct spelling of Vicky's name.
- b) Lee Sanders asked for \$7,676 be added to the "Low Cost" line, \$16,500 be added to the "Concrete Replacement" line and "Over 40 years for original concrete, 18 years for asphalt driveway" be added after "... nearly 20 years" in the Road & Drainage Maintenance Report.
- c) Correction: The PSE gas line is above ground over Jay's property, not Joe's.
- d) Correction: Repairs may be needed for the road in front of Joe's property not Lee's, where metal reinforcing is starting to show through.

The minutes from the last annual meeting on March 25, 2014 were approved.

III. Maintenance Report

ROAD

- a) Marc Kropack discussed the berms placed by the City and the need for the City to do more in regard to their drainage on 151st St. the Fire Department flushing our system helping to keep it clear and noted the metal reinforcing mesh coming through the road.
- b) Vicky Fisher is concerned about a space that has opened up under the road on the North side of the Beck/Johnson property and an area of cement settling near the corner between DeVaney's & Beck/Johnson properties. Lee Sanders suggested patching of small areas might be in order.
- c) Marc strongly suggests the community should set aside more funds for repair and maintenance. We discussed the difference between banking extra funds now and a special assessment at some later date. No decision was made.

DRAINAGE SYSTEM AND COMMON LOTS

- a) During the Board Meeting Samia El Moslimany had voiced concern about Common Lot maintenance in the winter. Marc Kropack explained that Mario was composting debris on Lot C and February mowing would have been mulching the debris.
- b) Marc mentioned tree work on Lot B would be needed; the Arborist quote (previously used by Jay) came in at \$1,200. It was agreed that the new Project Manager would re-evaluate the situation and make a recommendation.
- c) Marc presented the community with a request for reimbursement of \$4,945.00 for work he paid for on Lot B's bulkhead and the manmade rock. Lee Sanders explained how repayment would work; a quarter split each between The Kropack's, The Sanders & The Community.
- d) Mike Little voiced concern with the Community discussing Lot B maintenance issues with Marc Kropack present.

After agreeing that he will follow our Communities procedures in handling future maintenance issues, Marc Kropack left the meeting.

- e) Alex voiced his concern, regarding Lee and Marc working together on Community issues that are then brought to the Community.
- f) Per the Covenants, All Maintenance issues must be directed to the Board and the Project Manager.
- g) The Community directed the Board to send Marc a letter, stating how much we appreciate what he has done in the past, that all maintenance must go through the Board and that the Community would not be reimbursing him. Moved & Passed.
- h) \$3,800 was approved for Common Lot Maintenance. Moved & Passed.

IV. Treasure's Report

- a) Mary McGarry presented the following 2014 treasurers report:

Open Balance	\$17,890.60
Maintenance	<\$ 9,887.92>
Yearly Assessment	\$ 5,100.00
Closing Balance	\$13,102.68

The \$9,887.92 maintenance expense included \$7,626.28 for re-surfacing the road servicing Sanders and Beebe's, with the balance going toward common lot maintenance.

- b) The Board informed the Community that the annual assessment would be \$400. Mary explained the larger assessment would help offset the dwindling balance in the Community account. The treasure's report was approved.

V. Election of Officers

- a) Jay announced that Joe Swanzy had retired from the Board.

- b) Jay asked if anyone wanted to volunteer for the board. Mike Little expressed interest in taking Joe's position as Project Manager. Moved & passed.
- c) The remaining Board members would continue to serve. Moved & passed.


VI. New business

- a) View blocking plants on Lot B. It was discussed and decided that this item should be handle on a case-by-case basis through the Board.
- b) Electronic Communications. It was discussed and decided, as long as communication is maintained for those who don't communicate electronically, it was an acceptable way to communicate. Cindi Brinson offered her experience with Web page development, to help the Community create a place where historical documents could be stored for all Community owners to access.
- c) Adding a Community Pedestal Mailbox. Jay O'Donnell offered to research this for the Community.

VII. Adjournment

Jay O'Donnell adjourned the meeting at **9:43 PM**.

Respectfully submitted,


Bruce W Beck
Secretary