

Attendees: Vicky Fisher, Lee and Carol Sanders, Marc Kropack, Jim Vigil, Alex Reid, Jay O'Donnell, Terry Watkins, Mary Mettler, Mary McGarry, Bruce Beck, Jim DeVaney, Rebecca deVaney, and Joe SwanzyProxies: Robert & Pauline Beebe, Bob Krakowski and Susan St Claire, Knut Ringen & Jacki Randall, Darold Doell, Samia El Moslimany, Mike & Maria Little

Jay opened the meeting at 7:40.

1. Minutes for 2010 Annual Community Meeting of March 30th approved with the following changes – moved Jay O'Donnell, seconded Bruce Beck APPROVED on a show of hands.
  - a. Strike section 1e – requested by Vicki Fisher.

## II. Approval of minutes from last meeting

The minutes from the last annual meeting on March 30, 2009 were APPROVED with the following changes:

e) Vicky Fisher asked that dates and topics be added to her motion in item 11.

2. Road & Drainage maintenance - Joe.

See attached Report.

Joe presented the background of the drainage repairs below Knut & Jacki's property and the DeVaney's property. More work was required beyond the initial estimate and a more extensive solution installed. Although costs ballooned the DeVaney's and Knut and Jacki have agreed to pay a portion of the costs, \$250 per property to pay for beautification. These payments have already been made to the treasurer.

## Motion:

That the Board has permission to pay an over budget (Roads & Drainage budget) amount of \$3349.93 from Community Funds.

Proposed: Jay O'Donnell    Seconded: Joe Swanzy

## Approved unanimously

Marc Kropack reported that he had spoken to Burien about the house above the community road in regard to the insufficient drainage from that property. The City has an obligation to prevent drainage issues. Apart from the lack of drainage the berm on the road above DeVaney's and Knut & Jacki's is too low and there is a severe danger of overflow.

Joe spoke to the maintenance needs for 2011. The turnaround needs repair. There appears to be a void under a section of the turnaround, probably caused by the pipe blockage repaired in 2009. We need to check the current pipe for leaks, potentially replace the pipe and fill the void. Given that we won't know the extent of the damage and therefore the cost to fix it before starting the

2011 Budget Estimate (Jay)

Money owed to Mark K for 2010 maintenance work <\$2850>  
Maintain Common Lots <\$2000>  
Yearly assessment @500/lot collected may 2011 \$8500  
Subtotal: \$19582

Buffer for possible cost overruns on 2011 road work <\$2000>  
Special \$100/lot assessment due 6/2011 if needed \$1700  
Total available funds available for road work, w/buffer \$19282

A per-lot assessment number of \$500 with authorization to make a special assessment of \$100/lot if needed was agreed to based on this calculation.

5. Annual Dues

**Motion:**

That the annual assessment for 2011 be set at \$500 and be payable by May 30 to ensure sufficient funds available for the Road & Drainage budget as required.

Proposed: Vicki Fisher    Seconded: Lee Sanders

**Approved**

**Motion:**

That the Board is authorized to levy an extraordinary assessment of up to \$200 if the Road & Drainage budget is exceeded in 2011 due to potential unforeseen costs of the turnaround repair.

Proposed: Jay O'Donnell    Seconded: Vicki Fisher

**Approved unanimously**

6.

Election of Officers for 2011

a. Vicki moved that Jay, Terry, Joe, Mary and Bruce be elected as members of the Board for 2011. Motion passed

b. Officers for 2011: Jay, Terry, Joe, Bruce and Mary agreed to continue to serve for 2011.

Meeting adjourned at 8:55pm.

Respectfully submitted,  
Terry Watkins  
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