

SEAHURST WEST ADDITION: 2017 Annual Community Meeting Minutes

Date: Thursday, March 22, 2018
7:00 pm

Location: 2640 SW 151st Place (Ben and Cindi Brinson's house)

I. Call to Order

Mary McGarry called the meeting to order at 7:05 pm. The following community households were represented:

Present

2610 – Rich & Ginny Borncamp
2625 – Bruce Beck & Ralph Johnson
2635 – Chuck & Lori Boblenz
2640 – Ben & Cindi Brinson
2650 – Maria Little
2655 – Samia El-Moslimany
2665 – Jim Vigil
2670 – Joe Swanzy
2675 – Mary McGarry
2680 – Jay O'Donnell
2685 – Lee & Carol Sanders
2690 – Pete Gelinas

Via Proxy

2605 – Judy Seiwerath
2620 – Rebecca DeVaney

With 12 of the 17 lots present (14 represented, including proxies), it was determined that the required quorum was met.

II. Approval of Minutes

Mary began the meeting by offering an explanation for the role exchange that took place in October 2017 (Mary becoming President, Jay assuming the Treasurer role).

Minutes from the last annual meeting, held on March 22, 2017, were approved

III. Treasurer's Report

Jay O'Donnell presented the following Treasurer's report, and noted that taxes had just been filed.

Opening Balance (YE 2016)	\$ 17,807.94
Maintenance Common Lots	\$ -1,986.51
Drainage	\$ 0.00
Concrete Curbing	\$ 0.00
<u>Yearly Assessments</u>	<u>\$ 5,100.00</u>
Closing Balance (YE 2017)	\$ 20,921.43

No drainage or curb projects were required in 2017, and there are no expected road-related expenses for 2018. We closed ahead of budget, with an increase in net balance of \$3,113.49.

The Treasurer's report was approved.

IV. Roads & Common Lots

Maria Little presented the Project Manager's report on behalf of Mike, who was unable to attend the meeting.

This year, Mike hired an additional contractor (Jose Trujillo) to help maintain the common lots and street. Jose has his own truck and equipment, and is able to provide more maintenance and haul-away services than other service providers we have used. Carlos (paid \$20/hr) has helped with keeping drains cleared. Mario Linares & crew have been cutting the grass, but we are considering alternatives at this point.

Jose has been keeping the road cleared of leaves and debris after major storms, and recently (in February) cleared all the moss-infested grass from the common lot down near the beach. He reseeded the lawn, and while it is starting to grow in, the colder weather has slowed progress. Jose will come back in a few weeks to reseed if necessary.

Residents were reminded to keep drains clear, and it was noted that the drain (under the grate) by Judy's house might be clogged. Maria will make sure it is inspected and cleared.

Lee Sanders recommended Pete and Amy's son, Paul Gelinis, as a possible replacement for lawn mowing if he is interested.

As no major work is anticipated in 2018, the budget will remain at \$3,000. Budget was approved.

V. New Board Members

All existing board members are willing to continue serving for another year, and no additional community members expressed an interest in joining. The board membership was approved.

VI. Assessment

An annual assessment of \$300 for 2018 was approved.

We are close to the upper limit of desired cash on hand, and decided we would continue for one more year at the normal \$300/year assessment amount. If there are no significant expenses during 2018, the Board will consider a lower assessment for 2019 so we are not over-collecting and keeping too much cash in the bank account.

VII. New Business

a) Street Marking/Cable Work

The utility markings on the street are in response to a Comcast work request to bring a new, buried cable line to the Boblenz residence. Currently, cable is provided via a cable running from 151st Street through the woods, across part of the Brinson's lower yard, and then underground (and under the street) to the Boblenz' house. They have frequently experienced a loss of phone/cable/TV service, and had requested upgraded service from Comcast earlier last fall.

New service will come from a pole about 50' above our road, and run underground to the side of our street. Machines will bore underground, with little to no disruption of the road itself. Cable will be buried in a 2" diameter pipe down to the bottom of the Boblenz property, and should be extendable to other properties further down the hill at a later date, if desired.

Comcast is not charging for this work, as the existing lines are illegally laid. Flyers will be sent out to all neighbors, notifying of the work that will be done (and when).

Lee Sanders raised concern about the likely unmarked drain pipe running from the DeVaney house across the street, which had been installed years ago to repair a previously failed storm drain. The crews that show up to do the work should be notified of its location so that it is not damaged.

On the subject of utility work, Samia brought up the sewer repair work that she had done this past year. The original 1984 sewer system was improperly installed (not up to today's code standards), and the shifting hillside caused damage to her drainage system. Southwest Suburban Sewer District, who installed the system, was unwilling to pay for repairs, leaving Samia to foot the entire bill. She warned that others could have issues in the future as the system continues to age. It was noted that if a significant number of residents have issues in the future, there could be a stronger case against Southwest Suburban Sewer District (possible class action suit).

Jim Vigil mentioned that they are having similar age-related issues with their electrical supply system, and similarly are being stuck with expensive, required repair bills by Seattle City Light.

b) Request for documents/historical information

Cindi requested access to any older, community-related documentation (e.g., meeting minutes) that people might have stored away. She will scan and post relevant documents on the community website.

Cindi is also interested in documenting the history of the community, from its orchard beginnings through the various stages of development, while people who have that knowledge are still living here. Samia and Maria recommended contacting Beth Williams, who owned the previous Kropak house and still lives in the area.

c) Non-resident access to community

Based on the concerns of a few residents, Cindi asked for a community-wide discussion on access to our street and common lots by non-residents:

- Use of common lots by unaccompanied friends of residents
- Use of street by nearby neighbors for exercise
- Access by solicitors and strangers (with potential security concerns)

While we have a "Private Road Residents Only" sign at the top of the street, it is likely that many people don't notice or understand that this is in fact private property and different from other city-owned streets.

No one had issues with nearby neighbors exercising on the street, and it was reiterated that no one was interested at this point of working to change the covenants to cover these scenarios. There was some discussion about ways to politely ask strangers if they needed help (and when then appropriate to notify them that this was a private street), or to turn solicitors away. Most did not feel this was a real problem, and some were not comfortable with the idea of family and friends being approached at all. There was some discussion about security, and for everyone to be aware and vigilant on the behalf of (and for the benefit of) the entire community. Also, as Samia does for her annual beach party, it can be a good idea to notify the community as a courtesy if you plan to have guests for any special event.

If there are any further problems, we can bring it up for discussion again at a later date.

VIII. Adjournment

Mary McGarry adjourned the meeting at 8:21 pm.

Minutes submitted by Cindi Brinson, Secretary