

## SEAHURST WEST ADDITION:

# 2020 Annual Community Meeting Minutes

**Date:** Monday, March 23, 2020  
7:00 pm

**Location:** Online Conference Call, organized by Terry Watkins

## I. Call to Order

---

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

**Present**

2610 – John Canning & Xian Zhou  
2615 – Alan Mettler  
2620 – Rebecca DeVaney  
2625 – Bruce Beck & Ralph Johnson  
2635 – Chuck & Lori Boblenz  
2640 – Ben Brinson  
2650 – Mike Little  
2655 – Samia El-Moslimany  
2660 – Terry Watkins & Marilyn Parker  
2665 – Jim Vigil  
2670 – Joe & Sue Swanzy  
2675 – Mary McGarry  
2680 – Jay O'Donnell & Susan Shannon  
2681 – Eric & Julie Johnson (non-voting)  
2685 – Lee & Carol Sanders  
2690 – Amy Gelinis

**Via Proxy**

2605 – Judy Seiwerath

It was determined that the required quorum was met.

## II. Approval of Minutes

---

Minutes from the last annual meeting, held on April 29, 2019, were approved.

### III. Treasurer's Report

---

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

<b>Opening Balance</b>	<b>\$23,249.87</b>	1/1/2019
Common Lots/road/maint..	-\$2,502.50	
Misc	\$0.00	
Yearly Assessments	\$5,100.00	\$300 * 17
<b>Closing Balance</b>	<b>\$25,847.37</b>	12/31/2019

The board approved \$300/household assessment for 2020. After the results of the committee on road repairs there may need to be another community meeting to increase the assessment, or have a special assessment done.

Expenses are broken out on treasurer's report.

### IV. Roads and Common Lots

---

Chuck Boblenz presented info on road repair

#### Road Repair

There are 4 different non-emergency repairs on the community road of 151<sup>st</sup> Pl.

- a) at the hair pin turn at Bruce Beck & Ralph Johnson's house there is a 16 sq. ft. section that got a \$600 bid to replace.
- b) in front of the Swanzy's driveway is a 200 sq. ft. section that got a \$2900 bid to remove and replace.
- c) there are 2 patches on the road up to the Vigil's home that got a \$5600 bid.
- d) there are some cracks on the hair pin turn between Jay's driveway and Eric and Julie Johnson's parking pad.

CRI gave a bid of \$5500 to cut out cracks and fill with concrete

Superior Asphalt gave a bid of \$50,000 to replace

SB Concrete gave a bid of \$20,000 to replace

To seal with tar would be \$2,000

To cover with asphalt \$8,500, + \$1,500 for screen

Samia El-Moslimany requested research into repair of the slope from the Dell's home into her driveway, and clarification into whether the road leading to the Vigil's is a private driveway with access given to the Vigil's or in fact part of the community road. There is currently no clear distinction.

There are some concerns about water penetration into the cracks in front of Jay's driveway that could lead to settling and voids. Most agree that repairs should not be put off too long, and hopefully completed before the end of summer.

Also, there was some debate as to whether anything needs to be done on the road leading to the Vigil's home.

A committee, comprised of Lee Sanders, Mike Little, Alan Mettler, and Chuck Boblenz, was established to research the 2 patches in front of the El-Moslimany home and the cracks are the hair pin turn in front of Jay's home to determine a short term and long-term plan as well as cost comparison.

Mike proposed a budget for repairs in front of Swanzy's home of \$1,400 and \$600 for repair on turn in front of Bruce and Ralph's home. As well as the committee to evaluate short- & long-term plans and costs for repairs on the other two areas. This was 2<sup>nd</sup> and approved.

### **Snow Removal**

Last year \$1,400 was spend with Seattle Snow, a budget of \$1,400 was approved for the coming year with the understand that it may be more if we have more snow events.

### **General Maintenance**

\$2,000 was spent on lot clean up this year, it was suggested we budget the same amount for next year.

Maria can no longer work on lot clean up so a service would be a reliable way to maintain the lots. Two options were suggested for lot maintenance service.

Pompeo - \$50/hour for 1 person plus dump fees, if it is 4 hours of work \$200. (Bruce & Ralph currently use their services.)

Greenscape Landscaping - \$150/month or \$200 for two times a month and no dump fees. That works out to about \$30/hour. For 12 months. (Lee & Eric currently use their services)

Samia raised the question of leaf blowing the roads as part of the service. No one knew if that is currently being done.

An allowance of \$2,400 was proposed, since the previous years have run from \$1,500-\$2,000. The April clean up will be done by Pompeo as previously scheduled, Chuck will find the best pricing for lot maintenance and proceed.

This was approved, with 1 opposition.

The benches on the beach lot are no longer in working order and it was proposed that 2 benches from Costco priced at \$350 each be purchased as replacements.

This was approved.

## V. New Business

---

### Parcel Box

The mail carrier has contacted both Lee Sanders and Julie Johnson about the parcel box being unsecure, and suggest the neighborhood get together to purchase a replacement.

Mary has done quite a bit of research in the past and has a list of people who use the parcel box. A 4-parcel box (as suggested by the mail carrier) runs about \$1,800-\$2,300. A volunteer is needed to contact those using the box to collect money to replace and physically replace existing box.

## VI. Board Members

---

Mary McGarry is stepping down as Board President. Samia El-Moslimany, Jay O'Donnell, Chuck Boblenz, and Amy Gelinias are all continuing on in their roles.

Terry Watkins agreed to join the board to replace Mary's position.

Board membership was approved.

## VII. Adjournment

---

Mary McGarry adjourned the meeting at 8:53 pm.

*Minutes submitted by Amy Gelinias, Secretary*



Concrete Restoration, Inc.  
 P.O. Box 80038  
 Seattle, WA 98108  
 CONCRETE RESTORATION, INC. 206-937-0415  
 Protect. Preserve. Enhance. www.concreterestorationinc.com  
 CONCR1

Proposal

Date	Proposal #
12/06/2019	1625

Name/Address	Project Site
Residential N/A Seattle WA 98108	Lee Sanders' Concrete Road 2685 SW 151st Place Burien WA 98166 Lee Sanders 206-244-2446

P.O. No.	Terms	Rep

Work Description	Qty	price	Total
<p>Concrete Road Repairs- Cracks/Spalls</p> <p>Concrete Restoration Inc., proposes to provide labor, equipment &amp; materials to repair a community concrete road by above project address. CRI scope of work includes route and filling 235 lineal feet of cracks or less, patching 4 spalls that are 6"x6" or smaller, and 26 LF total of 2-3' wide cracks in 2 locations. CRI crack repair scope of work includes routing cracks to 1/2" wide by 3/4" deep followed by installation of Masterseal NPI with sand for texture. Spalls and wide crack repair scope of work includes sawcutting the perimeter 1" deep and widening cracks to a consistent 3" width followed by removal of loose debris is preparation for installation of a ready mix concrete repair mortar with aggregate.</p> <p>*Work to be performed in dry weather and above freezing conditions</p> <p>General Conditions</p> <p>Proposal assumes one mobilization with verification of square and lineal footages prior to mobilization plus satisfactory existing concrete substrate conditions. Proposal plus WSST unless Reseller. Proposal assumes designated Work Areas turned over to CRI in a wide open condition free of movable obstructions including equipment, materials, storage, equipment, other tradesperson and other items potentially impeding progress in the Work Area. Proposal assumes CRI utilization of GC provided onsite electrical power, overhead or temporary lighting, restrooms, parking, potable water and waste container - IF available. CRI to provide if not available.</p>	1.00	4,977.00	\$4,977.00

Sales Tax \$497.71 Total

\$5,474.71 Signature of Acceptance:Date:

To confirm acceptance of this Proposal, please sign above and return by e-mail or U.S. mail. This Proposal is subject to CRI's Standard Terms and Conditions, which are fully incorporated by reference herein. Your signature confirms you have read, fully understand and accept this Proposal, including the attached Standard Terms and Conditions. By signing this Proposal, you

warrant that you have all necessary authority to bind and hereby do bind Customer to the terms hereof. Start date and schedule as mutually agreed upon and may be weather dependent. This Proposal may be withdrawn if not accepted within 30 days.

074DA (WA)

Name/Address	Project Site		
Residential N/A Seattle WA 98108	Lee Sanders' Concrete Road 2685 SW 151st Place Burien WA 98166 Lee Sanders 206-244-2446		

P.O. No.	Terms	Rep

Work Description	Qty	price	Total
<p>Concrete Road Repairs- Cracks/Spalls</p> <p>Concrete Restoration Inc., proposes to provide labor, equipment &amp; materials to repair a community concrete road by above project address. CRI scope of work includes route and filling 235 lineal feet of cracks or less, patching 4 spalls that are 6"x6" or smaller, and 26 LF total of 2-3' wide cracks in 2 locations. CRI crack repair scope of work includes routing cracks to 1/2" wide by 3/4" deep followed by installation of Masterseal NPI with sand for texture. Spalls and wide crack repair scope of work includes sawcutting the perimeter 1" deep and widening cracks to a consistent 3" width followed by removal of loose debris is preparation for installation of a ready mix concrete repair mortar with aggregate.</p> <p>*Work to be performed in dry weather and above freezing conditions</p> <p>General Conditions</p> <p>Proposal assumes one mobilization with verification of square and lineal footages prior to mobilization plus satisfactory existing concrete substrate conditions. Proposal plus WSST unless Reseller. Proposal assumes designated Work Areas turned over to CRI in a wide open condition free of movable obstructions including equipment, materials, storage, equipment, other tradesperson and other items potentially impeding progress in the Work Area. Proposal assumes CRI utilization of GC provided onsite electrical power, overhead or temporary lighting, restrooms, parking, potable water and waste container - IF available. CRI to provide if not available.</p>	1.00	4,977.00	\$4,977.00

Sales Tax

\$497.71 Total    \$5,474.71 Signature of Acceptance:Date:

To confirm acceptance of this Proposal, please sign above and return by e-mail or U.S. mail. This Proposal is subject to CRI's Standard Terms and Conditions, which are fully incorporated by reference herein. Your signature confirms you have read, fully understand and accept this Proposal, including the attached Standard Terms and Conditions. By signing this Proposal, you warrant that you have all necessary authority to bind and hereby do bind Customer to the terms hereof. Start date and schedule as mutually agreed upon and may be weather dependent. This Proposal may be withdrawn if not accepted within 30 days.



## Maintenance, Inc.

Cotitplete Relicble Pct king Lot Set vice

P.O. BOX 66956 BURIEN WA 98166 (206) 246-3237 (206) 246-1167 FAX

### Estimate and budget proposal

Customer: PRIVATE ROAD SW 151st (top section per job walk)  
Place site contact: Lee A Sanders  
2685 SW 151<sup>ST</sup> Place  
BURIEN WA 98166  
206-244-2446 [leecasan@aol.com](mailto:leecasan@aol.com)

WE PROPOSE TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE FOLLOWING WORK IN A SENSIBLE AND WORKMANLIKE MANNER, ACCORDING TO STANDARD PRACTICES.

CRACK-FILL OPTION approx 300 LF \$2,000.00+tax Surface prep sweep and blow with high pressure air to remove debris.

Provide and install asphalt patching at two major cracks/seams, to fill in voids.

Provide and apply rubberized black asphalt joint sealer to existing cracks in concrete roadway.

Done within 4 hour time frame and open to immediately open to all traffic.

\*\* \*Temporary repair due to differences in physical properties between asphalt crack-fill and concrete roadway.

\*\* \*Color difference, black crack-fill material on existing grayish concrete.

\*\* \*Need yearly maintenance to touch up crack-filler due to continuous ground settling, usage, traffic and weather.

ASPHALT OVER-LAY OPTION (on existing concrete) approx 2,040 SF \$8,500.00+tax Surface prep sweep and blow with high pressure air to remove debris.

Prep as needed with adhesion tack coat and pre-level low areas and voids. (see adhesion note below)

Provide, install and compact 2" finished layer ofHMA class 1/2"asphalt. Seal edges to adjacent asphalt.

Done in approx 8 hour work day and need minimum of 8-10 hours shut down for vehicle traffic, 4 hours foot traffic.

\*\* \*No guarantee of adhesion due to differences in physical properties between asphalt crack and concrete roadway. \*\* \*estimated 5 years before major transfer cracks appear from existing, distressed, cracked concrete below.

OPTION for added membrane prior to over-lay approx 2,040 SF \$1,500.00+tax (surface prep, base prep, pre-level and adhesion tack as mentioned above for over-lay)

Provide and install paving fabric/sheet membrane to concrete roadway and cracks, prior to over-lay for added life. \*\* \*No guarantee of adhesion due to differences in physical properties between asphalt crack and concrete roadway. \*\* \*estimated additional 1 year of transfer crack prevention to over-lay mentioned above.

continued...

Customer: PRIVATE ROAD SW 151st Place (top section per job walk)

OPTION for SEALCOAT approx 2,040 SF (future maintenance, after over-lay)  
\$1,200.00+tax Surface prep, broom and blow loose debris. Apply one coat of commercial grade water-based, asphalt sealer. Done within 6 hour time frame and need minimum of 24 hours shut down for vehicle traffic, 6 hours foot traffic.

Curing and dry times are weather dependant, need min of 70 degrees F and no shade.

(new seal coating recommended every approx 3 years, based on usage, traffic and weather) \*\* \*add approx \$ 1.00 per LF for crack-filling, prior to applying sealcoat.

BUDGET ESTIMATE for CONCRETE CONSTRUCTION approx 2,040 SF \$50,000.00+tax

\*\* \*For comparison to asphalt work, budgeting purposes only.

Remove and haul away existing, estimated 8" layer of existing distressed (top section of concrete roadway.) Prep and compact base as needed, install form work.

Provide, pour and place pre-mixed, reinforced, 8" layer of new concrete, same foot-print as existing.

Provide medium (to heavy) broom/raked finish with tooled joints.

Done in 2 sections, each section 8-10 hour work day, need min 5 day shut down cure time.

All work done Monday thru Friday 8am-5pm

BID EXCLUDES; PERMITS, TRAFFIC CONTROL, FLAGGING, LANDSCAPING, PRIVATE LOCATES,

UTILITIES, CATCH BASIN, TESTING, ENGINEERING, CURBING, STRIPING, PA VEMENTMARKINGS, TESTING, RETAINING SYSTEMS,

CORE SAMPLES, RESPONSIBILITY OF FUTURE GROUND SETTLING.  
PROPOSAL IS SUBJECT TO CHANGE OR CANCELLATION AFTER 30  
DAYS.

ADDED COST IF SIZE, SCOPE, MATERIALS, THICKNESS AND MOBILIZATION DIFFERS.

All work in sections above is to be completed for the sum of To Be Determined, per options + 10 % tax. Terms: due upon completion, 1.5% per month on accounts past 30 days.

any fees associated with collections of unpaid invoices will be the sole responsibility of the customer. credit card payment with added 3.5% service fee

Respectfully submitted by Bruno DeSimone Date November 20 2019.

Customer Acceptance: The above proposal is hereby accepted, you are authorized to complete the work described above. I / we agree to pay the amount according to the terms.

Authorized \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

# PROPOSAL

Chuck Boblenz  
 SW 151st Pl  
 Burien, WA  
 206-793-7666  
 boblenz@msn.com

Proposal #	3/2020-11
Date	March 5/2020

Description	Size	Price
Scope of work - portions of driveway	APPROX	AppROX
Area 1-600 sq ft grading & repouring with broomed concrete		\$4,200.00
Area 2-200 sq ft grading & repouring with broomed concrete		\$1,400.00
Area 3- 16 sq ft saw cut, tear out & replace with broomed concrete		\$600.00
Pricina is individually poured, if all 3 are poured together		\$5,595.00
<b>PLUS TAX</b>		
Price includes: All above, concrete, rading, orming, place & inish		
dum fees included		
Price excludes: embeds sieeves		

---

---

All measurements are subject to final.

---

Field measurements will determine final price

---

---

We propose to furnish material and labor - complete and in accordance with above specifications for the sum of \_\_\_\_\_

Plus tax. Payment to be made upon completion .

Owners are responsible for site preparation, including sub grade unless part of bid. Concrete is subject to crack and not the responsibility of the installer. All material is guaranteed to be as specified. All work to be completed in a professional manner according to the specifications. Any alterations or deviation from the above specifications incurring extra costs will be executed only upon written orders and will become an additional charge over and above this estimate. All schedule agreements are contingent upon strike, accidents or delays beyond our control. Owner to carry fire and other necessary insurances. Our workers are fully covered by workmen's compensation insurance.

Authorized Signature: Rod Gott  
\_\_\_\_\_

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and we hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance:

above.

Rod Gott      SB Concrete, LLC      email: sbconcrete@comcast.net

lofl