

SEAHURST WEST ADDITION:

2021 Annual Community Meeting Minutes

Date: Wednesday, March 24, 2021

6:30pm

Location: Online Conference Call, organized by Terry Watkins

I. Call to Order

Terry Watkins began the meeting at 6:30pm. The following community households were represented:

Present:

Terry Watkins

Chuck & Lori Boblenz

Rebecca DeVaney

Jay & Susan O'Donnell

Mike Little

Lee Sanders

Ben & Cindi Brinson

John Canning

Mary McGarry

Bruce Beck & Ralph Johnson

Amy Gelinas

Samia El-Moslimany

Ben Haun

It was determined that the required quorum was met.

II. Approval of Minutes

Minutes from the last annual meeting, held March 23, 2020, were approved.

III. Roads and Common Lots – Chuck Boblenz

Common Lots:

-The community voted in favor of service for the beach lot 4x per month for \$200, \$2400 per year, for the year March 2021 to March 2022.

-2 new tables for the beach lot were purchased at Costco for \$330 total. These were approved last year, and the original budget was \$700. New 2x4's needed on bench for about \$150.

-The upper lot spring clean will be \$600

-Paul will continue to mow 2x per month (approx.) and is paid \$50 each time. About \$350 total.

-\$50 miscellaneous

-Total proposed budget for the upper lot \$1000, and \$2400 for the beach lot.

-Alder on the beach lot needs to be trimmed and was previous approved. Lee gave no objections to trimming.

-Thundering Oaks will give bids on tree trimming/removal projects. Bids for work in the fall. Chuck will advise the community on date they will be here for those interested in work to be done on their properties.

Snow Removal:

-Seattle Snow came 3x. 2 were approved the other was not and they did not charge.

-The road was plowed once. Partially, their truck had a hard time getting back up the hill and discontinued the work once they successfully reached the top of the hill.

-\$743 spent last year.

There was some discussion as to whether the treatment and/or removal were worth the cost. It was revealed that it has helped in getting down the hill and makes it easier to shovel the snow. Jay and Chuck suggested we continue with the budgeted amount \$1500 for snow removal for next year. The budget was approved.

Road Repairs:

-Between price increases on existing bids and COVID making it difficult to get bids it was decided to not proceed with the concrete repairs discussed last year.

-2 big concrete repairs will be needed in the next 4-5 years and we may need to look at how to fund that then. Whether it be an assessment or an increase on annual dues.

IV. Treasurer's Report – Jay O'Donnell

Opening Balance	\$25,847.37	1/1/20
Common Lots/road/maint.	-\$3,656.90	
Misc.	\$0.00	
E. Johnson road assessment 2019	\$76.44	
Yearly Assessments	\$5,100.00	
Closing Balance	\$27,366.91	12/31/20

The board approved \$300/household assessment for 2021.

Expenses are broken out on the Treasurer's Report.

There was some discussion on having a "nest egg" to go toward future road repairs, or unplanned repairs. Mary and Cindi both mentioned in the past they tried to keep the excess to a minimum and in fact suggested lowered assessments to keep the balance down. Terry mentioned we would never have enough to cover a true emergency.

Jay proposed the treasurer's position consisting of 2 people. The treasurer and a back up who has access to the checking account should the treasurer not be available. Mary McGarry agreed to be Jay's back up.

V. Board Members

Mike Little reminded us that the covenants state that all positions on the board are open for new members. If more than five people are interested there is to be a secret ballot. This is to give everyone an opportunity to serve should they choose. The actual positions on the board will be decided within those elected to the board.

Amy, Jay, Samia, and Terry indicated they were willing to continue to serve on the board.

Chuck will not serve another term. No one volunteered to serve as a fifth member.

VI. New Business

Cindi proposed storage availability for personal property on the beach lot. Trying to keep the front portion of the lot clear for member enjoyment and perhaps moving items towards to back grassy area. Canoe racks were mentioned as possibility. Perhaps charging for usage. Mary pointed out that any money collected would have to be reported for taxes. A committee was proposed by Samia to discuss storage ideas. Cindi, Lee, Samia, Jay, and Ben agreed to this committee.

Lee mentioned shrubs and trees are growing over the road and was seeking approval to trim the area at Samia and Ben's property. Samia and Ben gave their permission.

Wood from tree that fell over the road at the upper lot is up for grabs to those who want it. Perhaps some to be moved to the beach lot for the fire pit.

Terry reached out the Eric Johnson about joining the association. They were not interested at this time.

Meeting ended at 7:40pm