

**Seahurst West Addition Annual Community Meeting, March 25, 2014**

Attendees: Lee & Carol Sanders, Marc Kropack, Jim Vigil, Alex Reid, Jay O'Donnell, Terry Watkins, Allen & May Mettler, Rebecca deVaney, Joe Swanzy, Samia El Moslimany, Bruce Beck, Judy Seiwertath

Proxies: Knut Ringen & Jacki Randall, Mike & Maria Little, Bob Krakowski, Robert & Pauline Beebe

Jay opened the meeting at 7:40.

1. Minutes for 2013 Annual Community Meeting of March 27th approved as read – moved Jay, seconded Lee  
APPROVED on a show of hands.

1. Road & Drainage maintenance - Joe.

The asphalt on the road to Sanders and Beebes is falling.  
Lee sourced 3 bids to repair the road:

- Resurface the existing asphalt road and Sealcoat it – low cost, 18 year life
- Grind the existing asphalt road and Sealcoat it - \$11,000
- Concrete replacement of road – 30 year life

Joe – the problem with the asphalt patches is that we only expect an 18 year life before rework. Concrete will have a 30 year life and therefore less work to maintain.

Lee – any asphalt overlay will need a grinding of the edges to feather in with the new surface. The current road is concrete covered in asphalt and has lasted nearly 20 years.

Lee – the problem with concrete include the drilling of 2” pylons in areas where we have water, gas, power and phone lines. In addition the asphalt will take 1 day vs 3 days for the concrete. This will greatly impact the Beebes as they will need to move out for the duration. They would prefer as little disruption as possible.

Joe – Problem with asphalt is that it is not long term. We need to leave a legacy solution rather than maintenance problems for future owners. Joe favors the concrete solution. Asphalt requires ongoing maintenance which Lee has been providing over the years. Concrete may cause a problem with the drainage. The utilities shouldn't be an issue as the companies will need proper permits, communication with the Gas company etc for the work.

Discussion continued in regard to the details in the quotes that Joe provided and issues with replacing the road.

Lee – requested that the road repairs be held over until the Beebes move before replacing with concrete. They are immobile and moving them out for 3 days is not practical. Lee wants the asphalt solution and is prepared to continue maintaining that stretch of road. The road is not in desperate need of repair. There is no evidence the road is sinking. There are some cracks.

Jay – Feels the lower cost options are more practical. The PSE gas line needs to be buried before any overlay goes on. It is currently above ground over Joe's property.

Vicki - Are there any competing projects for funds?  
Marc – Silt was getting into the chain link system and Marc addressed the issue. We have discussed previously re-directing the runoff into manhole in front of Vicki & Alex's property.

Jay – It seems that the system is generally working particularly with the efforts of the householders keeping the drains clear. Marc has Carlos clean out the drains whenever he comes down.

Vicki – the runoff and silt is getting worse.  
Marc – City has funneled water from 24<sup>th</sup> down 15<sup>1st</sup> Street and Place. City has added to the problem. Water ran from 24<sup>th</sup> into yards and people complained. City responded by installing berms to direct water down 15<sup>1st</sup> street.

Lee – asked if we have contacted City of Burien re the run off problem.  
Marc – has spoken with the City but no satisfaction. They are aware of our private system but are not taking responsibility for the problem. They and Randy White have greatly increased the volume of water coming into our system. Marc spoke to city. City will not take action against Randy as the runoff has been directed onto Judy's property and not onto city property.

**Motion: Board to write to the Director of Public Works to complain about increased runoff directed onto our community as a result of City of Burien changes to road drainage and**

**excess water from the installation of an impervious surface on the property of Randy White.**

Proposed: Vicki Secoded: Judy

APPROVED on a show of hands

Jay – repairs may be needed for the road in front of Lees. Metal reinforcing is starting to show through. Not an immediate problem. Samia – Fall cleanup is a problem. Lots of leaves are a problem. Marc – Mario blew all the leaves onto the community property last year and then mulched them. He will do this each fall and spring. Mario currently mows the lawn monthly, 1 fall cleanup, 1 spring cleanup. Do we need Mario to do regular leaf debris cleanup periodically?

Jay suggested we take one of the cheaper and more practical options for the road repair. The two homeowners most effected want the faster, cheaper solution. We need to bring this to some conclusion.

Lee – again argued for option 1 for repairing the road. Superior Asphalt came out at \$7676 including tax and overseal.

**Motion: Community to approve the Superior Asphalt overlay & Sealcoat proposal for the Sanders and Beebes road repairs. The project to be managed by Lee Sanders.**

Proposed: Jay Secoded: Mary

APPROVED on a show of hands

1. Treasurers Report (Copy Provided) - Mary

<b>Opening Balance</b>	<b>\$14,406.60</b>
Maintain Common Lots	-\$1,610.00
Yearly Assessments	\$5,100.00
Banking Fee	-\$6.00
<b>Closing Balance</b>	<b>\$17,890.60</b>

**Motion to Approve Treasurer's report as presented.**  
Moved – Knut, Secoded Alex

1. A discussion ensued as to the cost of the leaf cleanup on the vacant lot and it was agreed that a sum of \$300 would be sufficient.

APPROVED on a show of hands

1. Annual Dues

The annual assessment for 2014 will be set at \$300.

1. Election of Officers for 2014

Terry Watkins indicated that he will not continue as the community secretary due to the possibility of leaving the community this year. Bruce Beck volunteered to take on the Secretary role for 2014.

Samia El Moslimany volunteered to join the Board.

All other committee members expressed their willingness to continue into 2014.

**Motion: To elect Board members as proposed for the 2014/2015 year.**

APPROVED unanimously

Officers for 2014: Jay, Terry, Joe, Bruce and Mary agreed to continue to serve for 2012.

Samia joined the Board.

1. Meeting adjourned at 9:15pm.

Respectfully  
submitted,

Terry Watkins  
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2660 SW 151st  
Place

**Seahurst West Addition  
Treasurer's Report  
Year 2013**

**Opening Balance (Year-end 2012) \$14,406.60**  
 Maintain Common Lots -\$1,610.00  
 Yearly Assessments \$5,100.00  
 Banking Fee -\$6.00  
**Closing Balance (Year-end 2013) \$17,890.60**

Maintain Common Lots \$45.00  
 Yard Service / Lawn Mowing March 2013 \$225.00  
 Yard Service / Lawn Mowing April 2013 \$175.00  
 Yard Service / Lawn Mowing May 2102 \$175.00  
 Yard Service / Lawn Mowing June 2013 \$175.00  
 Yard Service / Lawn Mowing July 2013 \$175.00  
 Yard Service / Lawn Mowing August 2013 \$175.00  
 Yard Service / Lawn Mowing September 2013 \$175.00  
 Leaf Cleanup September \$50.00  
 Yard Service / Lawn Mowing October 2013 \$90.00  
 Yard Service / Lawn Mowing November 2013 \$175.00  
 Yard Service / Lawn Mowing December 2013 \$150.00  
**Total Maintain Common Lots \$1,610.00**