

Seahurst West Addition Annual Community Meeting, March 27, 2013

Attendees: Vicki Fisher, Marc Kropack,, Alex Reid, Jay O'Donnell, Terry Watkins, Mary McGarry, Bruce Beck, Knut Ringen, Mike Little

Proxies: Joe Swanzy, Bob Krakowski

Jay opened the meeting at 7:35.

Minutes for 2012 Annual Community Meeting approved with the following changes – moved Jay O'Donnell, seconded Bruce Beck

APPROVED on a show of hands.

Change requested: Alex is ambivalent to the proposed drainage changes in front of their house.

Road & Drainage maintenance & Common Lots - Joe.

Joe presented that the common lot maintenance is now being performed by Mario. ~~Miran~~ is no longer engaged on any maintenance work. Mario is licensed and has all the equipment. From April we expect a better job for the same price.

Vicki requested that we budget more money for street cleaning. Pine needles are a problem. Branches on the roads after the recent storms needed to be removed and moss growing on the sides of the road is dangerous.

Motion:

That the Roads & Drainage Budget include up to \$320 for winter cleanup of the road to include removal of debris and moss as required.

Proposed: Mary McGarry Seconded: Jay O'Donnell

No vote

Joe indicated that other work needs to be done on the road in addition to the normal budget. He indicated that we need to budget

\$200 for repairing a crack and another \$600 for storm repairs.

Motion:

That the 2014 budget include \$3,120 for Road, Drainage & Common Lots & Drainage to cover maintenance and projects in 2013.

Proposed: Mary McGarry Seconded: Bruce Beck

Approved on a show of hands

Plans/Projects for 2013

A discussion ensued in regard to the road to Beebe's property.

The meeting discussed whether this was a community

responsibility. Is this a road or house access? It was generally

agreed that this is a road. It was pointed out that in practice the

community has paid for repairs to this road but not to the access to

El Moslimany's and Vigils. It was pointed out that half of the

Beebe's road is on the common lot B. No activity is expected this

year.

The section of road in front of Swanzey's place will need repair shortly. Joe will keep it on a Watch List.

Vicki is concerned that the hillside leading to the ditch in front of their house is slumping and a retaining wall may be required. Joe indicated the timing was important here. We don't want to impact the drainage repairs. Runoff from Krak's roof drains in a pipe across the road into Vicki's ditch and needs to be considered. Work needs to be coordinated and it is expected that Vicki & Alex will pay for any retaining wall and Krak will be responsible for any roof drainage changes. It was decided to make no changes at this time.

A discussion ensued in regard to the runoff from the City of Burien road causing runoff onto our properties and road. Maybe the solution is for all households effected to complain to the City.

Vicki suggested that a new diagonal cut across the road would reduce middle of the road runoff. Mike agreed that this would have

the most impact by directing the runoff into the drainage system. The current cut in front of Vicki's place is not really effective for draining the road. Knut and Mike disagreed on the effectiveness of a new set of cuts.

Motion:

That Rebecca, Joe, Marc and Knut to coordinate a complaint to the Director Public Works, City of Burien in regard to runoff from their road affecting properties in our community.
 Proposed: Mark Kropack Seconded: Jay O'Donnell

Approved on a show of hands

Motion:

Joe to investigate the option of slits in the road in front of Knut's and Vicki's residences to reduce runoff on the road.
 Proposed: Mike Little Seconded: Knut Ringen

Approved on a show of hands

Marc Kropack left the meeting with the thanks of the Community

Treasurers Report

| | |
|---|-------------|
| Opening Balance | \$10,767.89 |
| Maintain Common Lots | -\$1,795.00 |
| Drainage Work | -\$1,530.23 |
| Yearly Assessments 10/2010\$ 8,500.00 (\$500/lot * 17 lots) | |
| Closing Balance (22mar2011) | \$15,942.66 |

Other Business

Seahurst West Addition Annual Community Meeting
Wednesday March 27, 2013
At the home of Bruce Beck, 2625 SW 151st Place
Time 7:30pm

Agenda:

- Approval of Minutes of 2012 Annual Meeting – Jay O'Donnell
- Road, Drainage, Common Lots and Project Estimates for 2013 – Joe Swanzy
- Repair road to Bebe's property
- Drainage improvement Alex & Vicki's property
- General gardening & maintenance
- Treasurer's Report – Mary McGarry
- Election of Officers for 2013 – Jay O'Donnell
- Assessment for 2013 – Jay O'Donnell \$300
- New Business – Jay O'Donnell

Please note that proxy votes are acceptable at the Annual Meeting and you will find a proxy Form attached if you cannot make the meeting personally.

If you have any addition items you wish to add to the agenda please contact Jay O'Donnell.

Please find enclosed:

- Minutes of Annual Meeting March 28, 2012
- Proxy Authorization Form

Terry Watkins
Secretary