

Attendees: Lee Sanders, Marc Kropack, Jim Vigil, Alex Reid, Jay O'Donnell, Terry Watkins, May Metter, Rebecca deVaney, Knut Ringen, Joe Swanzy

Proxies: Mary McGarry, Bruce Beck, Bob Krakowski

Jay opened the meeting at 7:40.

1. Minutes for 2011 Annual Community Meeting of March 23rd approved with the following changes – moved Mary, seconded Jay  
 APPROVED on a show of hands.  
 a. Remove extraneous sentence from motion on page two.

2. Treasurers Report (Copy Provided) - Mary

<b>Opening Balance</b>	<b>\$16,536.66</b>
Maintain Common Lots	-\$1,280.00
Drainage Work	-\$3,349.93
Road Repair	-\$5,946.95
Yearly Assessments	\$ 5,100.00
<b>Closing Balance</b>	<b>\$11,059.78</b>

**Motion to Approve Treasurer's report as presented.**

Moved – Knut, Seconded Alex

APPROVED on a show of hands

3. 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.

4. Road & Drainage maintenance - Joe.

The open trench in front of Alex and Vicky's property still needs fixing. The solution could be the same as the trench in front of Knut&Jacki's and Jim&Rebecca's properties which appears to have been very successful. Alex expressed the opinion that changes to lots further up the hill will impact the drainage downhill.

Lee thanked Alex for maintenance work on the street drainage. Alex credited Krak, Mike and Maria for their efforts. Alex reported he has seen far more debris in the past two years than previously.

Marc asked Alex if he would like the trench fixed and Alex indicated he would like the trench replaced with a pipe to manage the runoff. Marc suggested it would be easy to tie

the gutter in with the trench with a new pipe. Perhaps Alex could share the cost with the community. Marc estimated a cost of \$5,000-6,000 to fix as the concrete trench will need to be broken in order to lay new pipe.

Randy's property at the top of the hill is now forcing all his drainage downhill onto our street. He needs to be informed about the impact on the community

**Motion: Investigate solutions and cost for replacing trench in front of Alex & Vicky's property**

Proposed: Knut Secoded: Joe

APPROVED on a show of hands

There are more cracks appearing in the driveway in front of the Beebes and the driveway needs to be fixed. It was suggested we needed a community work party to address the problem.

Knut indicated that the extra flows down the hill from the changes at Randy's property were causing very serious water problems to both Knut&Jacki's property and Judy's property.

**Motion: Knut to approach Burien City, on behalf of the Community, to inform them that changes to property and berms above 151<sup>st</sup> Place are causing serious drainage issues.**

Proposed: Knut Secoded: May

APPROVED on a show of hands

Marc reported on the major changes to the lot opposite Knut & Jacki's property. No permit was obtained for the logging of the trees and a Stop Work order was issued until the owner's provided a mitigation plan and bond. Changes are not effecting drainage on road but are having an effect on the Metters property. Hillside must be re-planted to a natural state.. Currently debris is preventing runoff but trees are no longer absorbing water which now has nowhere to go but downhill.

Rebecca expressed concern about reports of robberies in the area and suggested we each investigated the installation of loud alarms – fog or bull horns. Perhaps we need a neighborhood watch captain to participate in Burien neighborhood watch activities.

Joe indicated that we needed to increase the Lot maintenance allocation to \$2,000.

**Motion: Lot Maintenance Allocation be increased to \$2,000 for 2012**

Proposed: Joe Secoded: Knut

APPROVED on a show of hands

5. Annual Dues

The annual assessment for 2012 will be set at \$300.

6. Election of Officers for 2012  
All committee members expressed their willingness to continue into 2012.

**Motion: To elect all current Board members for the 2012/2013 year.**  
APPROVED unanimously

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

7. Meeting adjourned at 9:15pm.

Respectfully  
submitted,

Terry Watkins  
terrywatpub@gmail.com  
206-243-3544  
2660 SW 151<sup>st</sup> Place

**Opening Balance (Year-end 2011)**  
 Maintain Common Lots  
 Banking Supplies  
 Yearly Assessments  
**Closing Balance**

**\$11,059.78**  
 -\$1,735.71  
 -\$17.47  
 \$5,100.00  
**\$14,406.60**

Maintain Common Lots  
 Storm Cleanup February 2012  
 Yard Service / Lawn Mowing March 2012  
 Yard Service / Lawn Mowing April 2012  
 Yard Service / Lawn Mowing May 2102  
 Yard Service / Lawn Mowing June 2012  
 Yard Service / Lawn Mowing July 2012  
 Weeding August 2012  
 Yard Service / Lawn Mowing September 2012  
 Yard Service / Lawn Mowing October 2012  
 Yard Service / Lawn Mowing November 2012  
 Yard Service / Lawn Mowing December 2012  
 Beach Lot Repair for Dec. 2012 King Tide Dams  
 Total Maintain Common Lots

\$240.71 Feb 2012  
 \$80.00 Mar 2012  
 \$160.00 April 2012  
 \$235.00 May 2012  
 \$160.00 June 2012  
 \$160.00 July 2012  
 \$80.00 August 2012  
 \$160.00 September 2012  
 \$80.00 October 2012  
 \$80.00 November 2012  
 \$0.00 December 2012  
 \$300.00 December 2012

\$1,735.71

Mary will present maintenance expenses for 2012. These include expenses for filling gravel in the seawall after the winter storms, cleanup after the wind storm earlier this year, and normal lot maintenance.

For 2012, there were several projects that did not occur. One was a organizing a work party to fill cracks on the roadway to Beebe's house. That will be scheduled for a warm Saturday in May 2013. A second project was to investigate the cost of modifying the open drain channel by the Fisher/Reid house. I am exploring ideas for the conversion of that open system to one similar to the one by Ringen/Randall and DeVaney's houses. This would require breaking up and removing the existing open drain and replacing it with a closed system that will also allow runoff from the road to be collected.

There were some complaints regarding Mr. Phan's lot maintenance in 2012. I am looking at alternatives for 2013. At the very least we will ask Mr. Phan to do a more consistent job cutting and removing grass and weeds up to the tree line by the Little's house. He may be replaced if a good alternative lawn care group can be found.

MASS

In 2013, the maintenance of the lots should cost essentially the same as in 2012 with a 2% increase for inflation. The road maintenance is not expected to cost more than \$200 for materials for repair of Beebe's/Sanders road unless more extensive damage is found during the work party. We will plan for \$600 to be available for storm repairs in 2013. A budgetary quote for modifications to the open drain by Fisher/Reid house will be obtained with a work proposal for 2014.

There is a section of roadway that is deteriorating in front of Swanzy's driveway. That will be watched in 2013 and a proposal made for 2014 if deemed necessary.

Regards,  
Joe Swanzy

**Seahurst West Addition Annual Community Meeting  
Tuesday March 27, 2012  
Location to be Announced  
Time 7:30pm**

Agenda:

- Approval of Minutes of 2011 Annual Meeting – Jay O'Donnell
- Road, Drainage, Common Lots and Project Estimates for 2012 – Joe Swanzy
- Treasurer's Report – Mary McGarry
- Election of Officers for 2012 – Jay O'Donnell
- Assessment for 2012 – Jay O'Donnell
- 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 31, 2011
- Proxy Authorization Form

Terry Watkins  
Secretary