

## **Seahurst West Addition Annual Community Meeting, March 29, 2007**

**Attendees: Vicky Fisher, Lee and Carol Sanders, Marc Kropack, Darold Doell, Maria Little, Mr. Doell (the younger, at the invitation of Darold and Marilyn Doell), Marilyn Doell, Alex Reid, Joe Swanzy, Bruce Beck, Ralph Johnson, Jay O'Donnell, Ann El-Moslimany and Faud, Terry Watkins, May Mettler, Mary McGarry**

- 1) Minutes for 2006 annual meeting: Approved without comment**
- 2) Officers for 2007: Vicky, May, Jay, and Joe agreed to continue to serve for another year. Mary is resigning as secretary. Terry volunteered to join the Board**
- 3) Parking and construction reminders: Vicky learned from the City of Burien that we need 20 feet clearance on the road for emergency and other vehicles. Vehicles parked here or there are not problems because they can be readily moved. Containers, such as dumpsters, that cannot readily be moved can only be on the street if they do not restrict minimum clearance. Vicky is willing to help find parking, if needed. Bruce volunteered that he has off-street parking for three or four vehicles for short term needs. Driveways, such as the one serving 2655 and 2665 (Ann El-Moslimany's and Debbie Conway's properties), are not subject to these restrictions as the City of Burien considers this a driveway and not a road.**
- 4) Treasurer's report: Approved by voice vote. After expenses of \$6,435.88, the 1/2/07 balance of community funds was \$10,168.72.**
- 5) Road, drainage, common lots, and project estimates for 2007**
  - a. Common lots costs expected to be like 2006 expenses plus 5%. A budget of \$1,700 for 2007 was approved by voice vote for the Common Lots.**
  - b. Repair of roadway in front of 2260 SW 151<sup>st</sup> Place: Joe found a contractor who will cut out the old concrete, compact the soil, and repair with rebar and new concrete. This repair was authorized by the Board in 2006. The cost will be about \$3,000 and will start about April 6, 2007. Joe cautioned we may need approval of the Board to spend a bit more to do a good repair based on what is observed when the old concrete is taken up.**
  - c. Repair of roadway to Sanders and Beebe homes: The cost estimate is \$10,500 to strip out existing road surface and replace with crushed rock, wire mesh and concrete. Beebes will need an accommodation plan while this work is being done so they won't be stuck if they need to get out. Lee was concerned that the bid that Joe obtained did not meet the specifications of the consulting engineer. Jay will insist Puget Sound Energy underground the aboveground gas pipe on his property in conjunction with this repair. Joe said this repair could be put off another year, if necessary. A motion was made and passed by voice vote that Marc Kropak, Jay O'Donnell, Joe Swanzy and Lee Sanders be a committee to obtain a range of bids from minimal essential repair to a very aesthetically pleasing repair for the beach seawall and present a range of alternatives to the Board by November 1, 2007. The committee would also obtain a new bid for the Sanders/Beebe road repair if necessary.**
  - d. Proposed repairs to common waterfront lot: The Sanders and Kropacks are proposing repairs to the sea wall on the community waterfront. The wall is failing and the area may experience erosion if repairs are not made. Estimates for the repair range from**

\$37,000 to \$50,000. Kropacks and Sanders are proposing to pay up to 40% of the cost themselves with the community paying the rest. A motion was made and passed by voice vote to form a committee to obtain bids for evaluation of this repair and present a range of alternatives to the Board by November 1, 2007.

- 6) **Assessment for 2007:** The Board announced its decision to assess \$500 annual dues for the 17 lots. The Kropacks will be billed after the extent of the road work is determined. The amount of the assessment reflects the need to have sufficient funds for either the beach seawall (no estimate) or the Sanders/Beebe road repair (\$10,500, but could be higher if needs a rebid after study) as well as the amount needed for community maintenance (\$1,700) and payment for the upcoming road (\$3,000) already contracted by the Board for the road in front of Watkins residence.

Current Balance (rounded)		\$10,100
Minus Road repair near Watkins	\$3,000	
Minus Community Lot expenses	\$1,700	-\$4,700
Leaving		\$5,400

Vicky asked Lee for his priority between a road repair by his house or the seawall repair on the beach lot. Lee said the seawall was his biggest concern at the moment.

The Board has the option under the new covenants to assess \$500 without community approval, but a vote was requested. The assessment of \$500 was approved by voice vote.

- 7) **Amendment to covenants:** Maria Little told the community about Jacky Randall's concern that remodels might result in huge homes that would be out-of-place in the community. Jacky is inviting anyone else with this concern to contact her with the possibility of offering an amendment to our covenants to prevent this in future.
- 8) **Availability of Annual Community Meeting minutes:** It was agreed that the minutes of the Annual Community Meeting be provided to all members shortly after the meeting.
- 9) **Meeting adjourned by voice vote.**

Respectfully  
submitted,

Mary McGarry  
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