

Seahurst West Addition
Community Meeting Minutes
March 31, 2010

I. Call to order

Jay O'Donnell called to order the annual meeting of the Seahurst West Addition at **7:35 PM** on **March 31, 2010** in the O'Donnell residence.

The following persons were present: Alex Reid, Vicky Fisher, Lee & Carol Sanders, Marc Kropack, Jim Vigil, Mike Little, Darold & Marilyn Doell, Jay O'Donnell, Joe Swanzy, Anne & Samia El-Moslimany, Mary McGarry, Bruce Beck, Robert Beebe, Jim & Rebecca DeVaney, Marilyn Watkins.

The following persons sent proxies: Robert Krakowski, May Mettler.

It was determined that a quorum was present.

II. Approval of minutes from last meeting

The minutes from the last annual meeting on March 30, 2009 were **APPROVED** with the following changes:

- a) Show Anne El-Moslimany present.
- b) Jim Vigil asked that his concern about the inclusion of Samia El-Moslimany statement in item 13 be added.
- c) Samia El-Moslimany repeated her objection to the statements made by Darold Doell in item 13.
- d) Mike Little asked that his statement in item 13 include, that he felt it was not the communities business.
- e) Vicky Fisher asked that dates and location be added to her motion in item 11.

III. Maintenance Report

- a) Update on the Seawall from Lee Sanders. Cemrock returned in August for two and a half days. Cemrock smoothed edges, brought caulk down farther and added a step. The Seawall footings go about 1 to 2 feet into the hardpan layer. With the pictures Lee had taken of the rebar stage of construction, the City of Burien signed off on the final seawall inspection. Pictures were sent to the Army Corp of Engineers and Fisheries.
- b) Joe Swanzy explained Lee Sanders proposal for reducing blockage in the drainage system by placing and then covering a six inch ABS pipe into the open half pipe that runs in front of Jacky Randall & Knut Ringen's property. During discussion, Lee suggested covering the lower half of the DeVaney's with pavers, Joe agreed. The DeVaney's have requested to be included in the process. In addition, grates were needed in front of the "Hair Pin" and the homes of the DeVaney's, Reid/Fisher's and the Swanzy's. Mike Little

questioned whether there was a need for the covers and suggested that the old grill's be kept. Marc Kropack added his concern about the adequate number of cleanouts.

Item	Cost
<u>2009 Budget estimate</u>	
Lot B & C yard maintenance	\$ 2,000
Storm screens, tools, etc...	\$ 300
2009 estimated total	\$ 2,300
<u>2009 Actual</u>	
Lot B & C yard maintenance	\$ 1,680
Storm screens, tools, etc...	\$ -
2009 actual total	\$ 1,680
 <u>2010 Proposed Budget</u>	
Lot B & C yard maintenance	\$ 2,000
Enclosure of storm drains above and beside DeVaney's lot	\$ 495
Add new grates to storm drains (5)	\$ 931
2010 estimated total	\$ 3,426
Actual costs may vary	

2010 projects to be reviewed:

- 1) Road repair at turn-around. Will seek estimate for a 2011 project.
- 2) Improve storm drain grooves by upper road. Will seek estimate for a 2011 project.
- 3) Replace 4" pipe between DeVaney's and Beck's lots. Will investigate and make recommendation to board.
- 4) Chain-drain (storm drain containing chain). Will investigate regrooving chain-drain so that chain can be removed and report to the board.

- c) Marc Kropack voiced his interest in pursuing the turn around road repairs in 2011.

The "Road, Drainage, Common Lots and Projects" report was **APPROVED**

IV. Treasure's Report

- a) Mary McGarry presented the following treasurers report:
- | | |
|-------------------------|-------------|
| Open Balance | \$ 7,347.89 |
| Maintenance Common Lots | \$ 1,680.00 |
| Yearly Assessment | \$ 5,100.00 |
| Closing Balance | \$10,767.89 |

- b) Mary explained the boards \$500 annual assessment would leave the community with roughly \$13,000 in reserves by the end of 2010 toward 2011 road repairs.
- c) The tax return was filed.

The treasure's report was **APPROVED**

V. Election of Officers

- a) Mike Little suggested that if anyone wanted to volunteer for the board they should have the opportunity, no one expressed an interest.
- b) Moved & passed that the current board would be retained.

VI. New business

- a) The community requests a draft of the minutes following the meeting. It was agreed that electronic distribution would be an acceptable form of delivery. Carol Sanders offered to deliver a copy to the Beebe's.
- b) Vicky Fisher reiterated her request from her 2009 item 11 motion. Board meetings were held on May 14, 2009 to appoint officers and February 18, 2009 to review the budget, hear Lee Sanders proposal and plan the annual meeting, both meetings where held at the O'Donnell residence.
- c) The ability to park on 151st Place continues to be an issue.
 - 1) Samia El-Moslimanys stated from her conversations with the Fire Department, that they don't presently own any 20' wide trucks and if they did, they would not send them down our road. That they didn't have a problem with access given the current road width including her vehicles and that if we were to push the issue, the city might end up having to stripe the entire road a fire lane and no on-road parking would be allowed. Samia stated her intention to park as many cars as possible on her driveway spots, and in her garage (5-cars) but that they may occasionally park on the road.
 - 2) Jay O'Donnell mentioned that there was precedent for on-road parking by El-Moslimanys.
 - 3) Lee Sanders read into the minutes from the covenants on Page 9, Item B, Paragraph 2: Vehicles parked on or adjacent to the road shall not prohibit passage of emergency vehicles, including "over-wide" fire engines and ambulances.
 - 4) No specific proposal or agreement was reached regarding on-road parking except a general agreement that garbage, emergency and fire vehicle access was important.

VII. Adjournment

Jay O'Donnell adjourned the meeting at **9:15 PM**.

Minutes submitted by: Bruce Beck