

# Seahurst West Addition Community Meeting Minutes March 31, 2016

## **I. Call to Order**

Jay O'Donnell called to order the annual meeting of the Seahurst West Addition at 7:39 PM on March 31, 2016 in the Randall Ringen residence.

The following persons were present: Jim Vigil, Terry & Marilyn Watkins, Joe & Sue Swanzy, Lee & Carol Sanders, Knut Ringen, Jacky Randall, Jay O'Donnell, Mary McGarry, Mike Little, Alex Reid, Rebecca Devaney, Ben & Cindi Brinson, Bruce Beck and Ralph Johnson.

The following persons sent proxies: Bob & Pauline Beebe, Vicky Fisher

It was determined that a quorum was present.

## **II. Maintenance Report: Road, Drainage and Common Lot's**

In Mike's opinion, the tree work completed on Lot B is good for now and no significant issues with road or Seawall.

- A. Lee mentioned a divot in the Seawall the bears watching.
- B. Rebecca asked if friction strips could be installed on the Lot B wood steps.
- C. Repair of the Pipe in front of Devaney Lot and Adding curb in front of Beck/Johnson Lot, due to water runoff from road (Heavy rains flooded their property and caused property damage to their home). Mike feels if a group of Lot owners did the work it would be a considerable savings from hiring a contractor. Jacky asked if anything could be done about parking on Pipe, and it was discussed boulders would be used to discourage people parking on the pipe area.
- D. \$4,500 was approved for Maintenance. Moved and Passed.

## **III. Approval of Minutes from last meeting**

Changes:

- A. Drainage System and Common Lots item c) changed to read: Marc presented the community with a request for reimbursement of \$4,945.00 for work he paid for on Lot B's bulkhead and manmade rock. Lee Sanders explained how repayment could work; a quarter split each between The Kropack's and Sanders, with 50% to the Community.
- B. The minutes from the last annual meeting on April 9, 2015 were approved.

#### **IV. Treasurer's Report**

Mary presented the following 2015 treasurer's report:

Opening Balance (YE 2014)	\$13,102.68
Maintenance	-2,633.43
Yearly Assessment	6,800.00
Road Assessment from Kropacks	423.70
Closing Balance (YE 2015)	\$17,692.95

- A. The Board informed the Community that the annual assessment would be \$300.
- B. The Treasurer's Report was approved.

#### **V. Election of Officers**

Jay asked if anyone wanted to volunteer for the board. No volunteers.

The current Board members will continue to serve. Moved and Passed

#### **VI. New Business**

- A. Jay & Mary will continue to look into adding a Community pedestal mailbox to replace the existing mailboxes.
- B. Jim Vigil asked if construction provisions could be added to our covenants. A discussion ensued around length of build times, character of neighborhood, density and oversized homes casting shadows/dwarfing smaller homes. Mike Little stated, that anybody at anytime could undertake the process to change the covenants and adding prohibited architecture could be done. In addition he said, the last time the covenants were rewritten in 2006, it was the consensus of the lot owners, that the board was not to enforce rules on individual lot owners (that neighbors would deal with each other).
- C. Cindi Brinson asked if anyone had more content for the Community Website. Terry Watkins said he had some. She also asked if we wanted any additional categories or a contractor referral database added. Owners brought up concerns about security and backup of the documents. Cindi said she could make the password harder. The idea of adding the Secretary to the Admin of the site was discussed.
- D. Carol Sanders let the Community know Bob & Pualine Beebe's medical conditions. Bob in a care facility and Pauline in Hospice. The family are in from out of town.
- E. Jacky Randall & Knut Ringden announced they would be putting their home on the market in May and moving downtown.

#### **VII. Adjournment**

Jay O'donnell adjourned the meeting at 8:57 PM.