

SEAHURST WEST ADDITION

2024 ANNUAL COMMUNITY MEETING MINUTES

Date: Thursday March 7, 2024

7:30 pm

Location: Online Conference Call, organized by Samia El-Moslimany

I. Call to Order

Samia El-Moslimany began the meeting at 7:30pm. The following community households were represented:

Present:

Gelinas

El-Moslimany

Sanders

Boblenz

Swanzy

O'Donnell

Mettler

DeVaney

Brinson

Little

Beck/Johnson

Canning/Zhou

Haun/Haffeman

Booher/Ayers

Quorum met.

II.Approval of Minutes

A proposal to strike "similar to Johnson's stairs" from the 2023 minutes was approved. This was found on the Roads, Drainage, and Common Lots portion of the minutes pertaining to the metal strips applied to the stairs leading to the beach lot.

Minutes from the last annual meeting, held March 27, 2023, were approved.

III.Roads, Drainage, and Common Lots – Joe Swanzy

Joe Swanzy has a pdf showing a proposed budget. This displays 2023's budget versus actual expenditures, as well as a proposed budget for 2024. See attachment.

Some new items on budget for coming year are...

- 5% increase for maintenance to lots B & C
- adding \$500 miscellaneous budget for emergency repair fund
- add more de-icer

2023 proposed budget	\$5737.33
Actual spending	\$5251.56
Proposed for 2024	\$5878.00

A note about box trucks, please advise your carrier of the steep hill and the maximum size truck should not exceed 26'.

The roads, drainage, and common lots report was approved.

IV.Treasurer's Report – Jay O'Donnell

The 2023 ending balance was \$11,099.85. Jay would recommend another \$500 assessment to build the balance up for another potential high-cost road repair. There was some debate about community roads verses easements to be discussed another time.

-The board will approve the \$500 assessment. No vote is necessary as the board has authority up to \$500.

-Mary McGarry is still the backup treasurer.

-An electronic form of payment will be set up with the help of Hannah

The treasurer's report was approved.

V.Election of Officers

Amy Gelinis is stepping down from the board.

Samia, and Jay will continue on.

Rebecca, Alan, and Dale volunteered to fill the 3 empty board member positions.

VI.New Business

-The Sanders made a motion for future community meetings to meet in person again. It was proposed that a hybrid meeting, in person and zoom option, be offered. The motion was approved.

-Some trees leading to the beach lot were removed by the Johnsons. The Johnsons claimed the trees were their property. According to the diagrams provided the trees were community property. Some were disturbed by this, and the removal may compromise the steep slope. A proposal was made that a committee comprised of board members and any other interested parties put together a letter to the Johnsons informing them of the facts and their concerns. This was approved.

-Address 15101, not part of the Seahurst West community, has been receiving deliveries via the Gelinass driveway. A letter was composed in 2017 stating that notice must be given before delivery. Gelinass maintain that as their invited guests, community approval is not required. There is concern about the liability of non-member delivery on community roads. Privacy is also a concern. A motion was proposed to put together a committee to look into this further. Jay volunteered to chair and put together a report for the community. Peter also volunteered to be part of this committee. The motion was approved.

The meeting adjourned and ended at 9:15.

Minutes prepared by Amy Gelinass

2024 Proposed Budget For Seahurst West Maintenance			
	2023 Budget	2023 Actual Cost	2024 Proposed
Beach lot (Lot B)			
Trimming, mowing and yardwaste removal (12 months)	\$2,640.00	\$2,640.00	\$2,772.00
Apple tree pruning	\$100.00	\$200.00	\$0.00
Common lot (Lot C)			
Trimming, mowing and yardwaste removal 12 months	\$1,200.00	\$1,000.00	\$1,050.00
Leaf removal	NA	\$200.00	\$210.00
Branch trim and disposal	NA	\$200.00	\$210.00
Road Maintenance			
Roadway repair	\$0.00	\$0.00	\$0.00
Concrete filler (spread 3-areas, Booher's, turn around, O'Donnell's)	\$376.00	\$0.00	\$500.00
Emergency repair fund - now part of yearly assessment	NA	NA	NA
Winter Deicing			
Mg/Na/Ca Salt mix treatments	\$636.00	\$150.00	\$636.00
Equipment - spreader (added two in 2023)	\$50.00	\$116.68	\$0.00
Special Items			
Beach lot stair grips (36) includes install	\$674.39	\$628.20	\$0.00
<i>Road signs includes install</i>			
large speed limit 10 MPH	\$25.99	\$0.00	\$0.00
Steephill	\$14.95	\$16.50	\$0.00
Private wooden road sign painting and repair	\$20.00	\$66.04	\$0.00
Boat Rack	\$0.00	\$0.00	\$0.00
Miscellaneous	\$500.00		\$500.00
Repair to water catch box (roadway next to DeVaney's)		\$34.14	
		Actual Spent	Forecast
Total cost	\$5,737.33	\$5,251.56	\$5,878.00

Comments on 2024 Seahurst West Additions Maintenance Effort

J. Swanzy

Many of you may not know the tasks that the maintenance person takes on for the year. This document includes the list of tasks for 2023 and the amount of money spent in each task.

Maintenance of Lot B (beach) and C (community)

Supervise and approve work done by Mario's Greenscapes

- 2023 projected cost \$3940.00
- 2023 actual cost \$4240 (estimate error due to higher apple tree cost and additional leaf collection after tree fell on lot C in December)

Road Maintenance direct repair or replacement

For large jobs, contact contractors for definition of work and cost estimates and provide the board with options on how to proceed.

- 2023 projected cost \$376
- 2023 actual cost \$0 (3-projects remain for 2024: Booher's, O'Donnell's, and turn around))

Roadway winter deicing management

Updated map and volunteers for salt application; provided materials and equipment to teams for spreading salt; and purchased materials and equipment, as needed.

- 2023 projected cost \$686
- 2023 actual cost \$266.68 (additional salt purchase at end of year and 2-spreaders added to equipment)

Special Projects

Special projects includes items that require single or group effort to complete and generally require some material and expense. Some repairs may be unplanned. Projects for 2023 included: addition of anti-slip treads for the beach lot (planned); repair and maintenance of the Seahurst West Additions street sign (planned); repair of the water catch box by DeVaney's lot (unplanned).

- 2023 projected planned cost \$
- 2023 actual cost \$266.68 (treads \$628.20, sign maintenance \$82.54)
- 2023 actual unplanned cost: \$34.14 (water catch box repair)

SEAHURST WEST ADDITION TREASURERS REPORT YEAR ENDING 12/2023

	A	B	C	D
1	Opening Balance 2023	\$6,887.17	1/1/2023	
2	2023 common lots+road exp est	\$5,252.32		B27
3	E.Johnson '22 road assessment bal	45.56	1/31/2022	See 2022 report, 1/18 exp after 11/22/22
4	E.Johnson '23 road assessment	\$19.44	12/31/2023	B28/18
5	Doell delayed '22 assessment paid	\$900.00	5/16/2023	not included in '23 opening balance
6	Per household assessment	\$500.00		adopted by SWA board/community 3/23
7	Yearly Assessments for 2024, ytd	\$8,500.00	12/4/2023	total: B6*17=\$8500 due Nov 2023
8	Year-end-2023 balance	\$11,099.85		B1-B2+B3+B4+B5+B7
9				
10	Common Lots & Road Exp '23			
11	Beach & upper lot maint Jan'23	\$320.00	3/14/2023	ck#1245 Greenscapes (Jan'23 part)
12	Beach & upper lot maint Feb'23	\$320.00	3/14/2023	ck#1245 Greenscapes (Feb'23 part)
13	Snow Deicer	\$150.77	2/28/2023	ck#1244 J.Swanzy
14	beach lot treads and maint supplies	\$662.33	5/15/2023	ck#1246 J.Swanzy
15	beach lot maint mar & apr	\$640.00	5/31/2023	ck#1247 Greenscapes
16	beach lot maint may & jun	\$640.00	7/13/2023	ck#1248 Greenscapes
17	beach lot maint july	\$320.00	8/16/2023	ck#1249 Greenscapes
18	beach lot maint aug	\$320.00	9/14/2023	ck#1250 Greenscapes
19	SWA road sign fix supplies	\$82.54	9/21/2023	ck#1251 J.Swanzy
20	beach lot maint sept	\$320.00	10/18/2023	ck#1252 Greenscapes
21	deicer spreaders qty(2)	\$116.68	11/14/2023	ck#1253 J.Swanzy
22	beach lot maint oct	\$320.00	11/16/2023	ck#1254 Greenscapes
23	beach lot maint nov	\$320.00	12/20/2023	ck#1255 Greenscapes
24	beach lot maint dec +tree debris chg	\$520.00	2/1/2024	cks#1256(320)+1257(200) Greenscapes
25	beach lot maint dec tree work	\$200.00	2/26/2024	ck#1258 (200 portion) Greenscapes late
26				
27	Total 2023 expense est	\$5,252.32		SUM(B11:B25)
28	2023 Road expense breakout est	\$349.99		B13 + B19 + B21
29	2023 non-road expenses	\$4,902.33		B27-B28
30				
31	2024 expenses thru 3/07/2024			
32	beach & upper lot maint Jan	\$320.00	2/26/2024	ck#1258 (portion, \$320) Greenscapes
33	SWA checking Balance (actual)	\$10,779.85	3/7/2024	as of 3/07/2024
34	SWA checking Balance (calc'd)	\$10,779.85	3/7/2024	B1+B3+B4+B5+B7-B27-B32

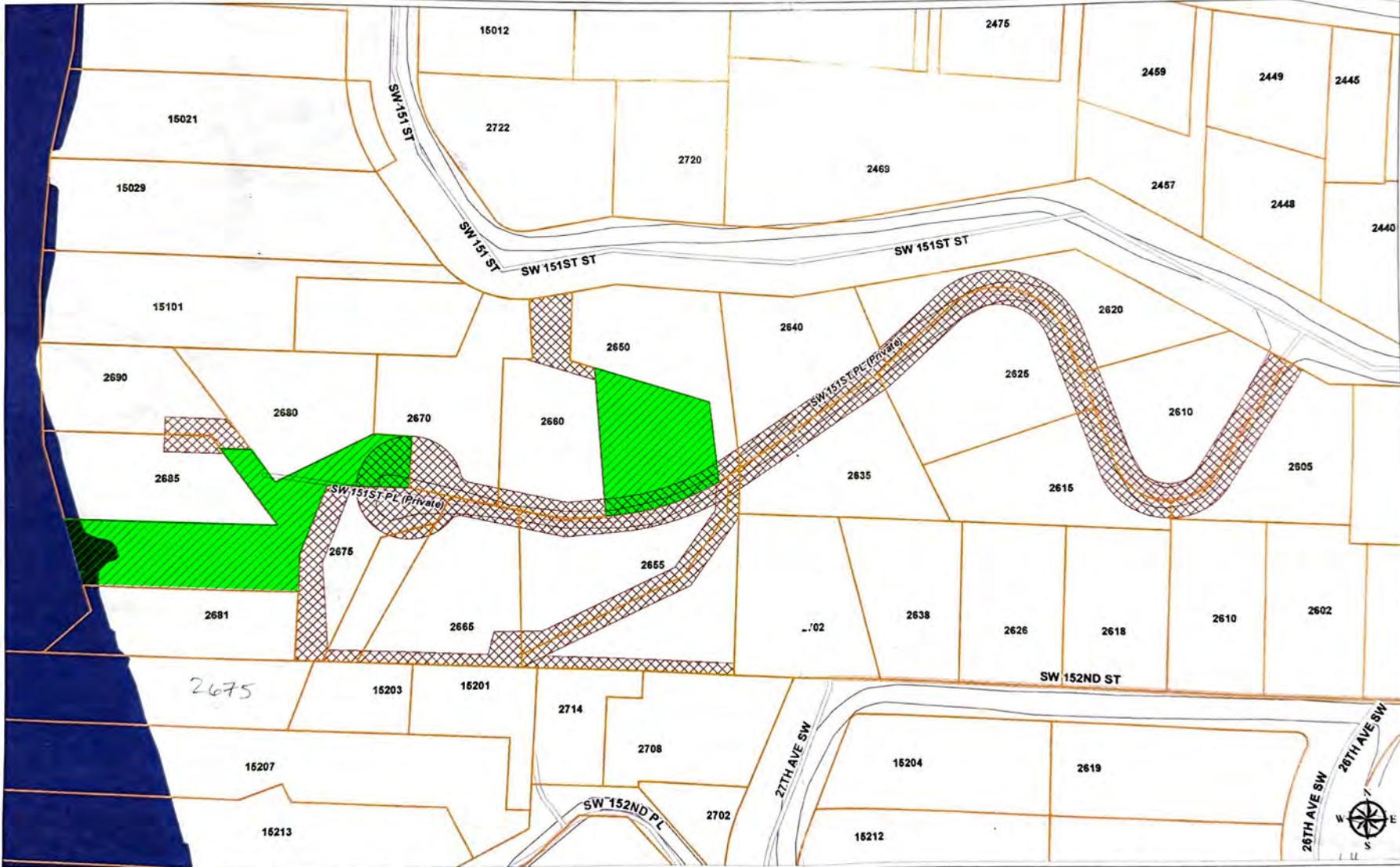
Notes:

- Prepared 7-March-2024 by J.O'Donnell, Treasurer, SeahurstWestAddition
- Year-end balance history: '23:\$11,100, '22:\$6886, '21:\$27,938, '20:\$27,367, '20:\$27,938

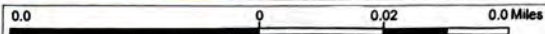




Burien GIS Map



- Legend**
- Addresses**
 - Parcels**
 - Tax Parcel
 - Tract
 - Multiple
 - Encumbrances**
 - Easement
 - Agreement
 - Critical Area
 - Drainage Covenant
 - Other
 - Park Trails**
 - Park Easements**
 - Parks**
 - Pavement Edge**
 - Current
 - Temporary
 - Water Areas**



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This map was automatically generated using a Burien web mapping application powered by Geocortex.

Notes

King County

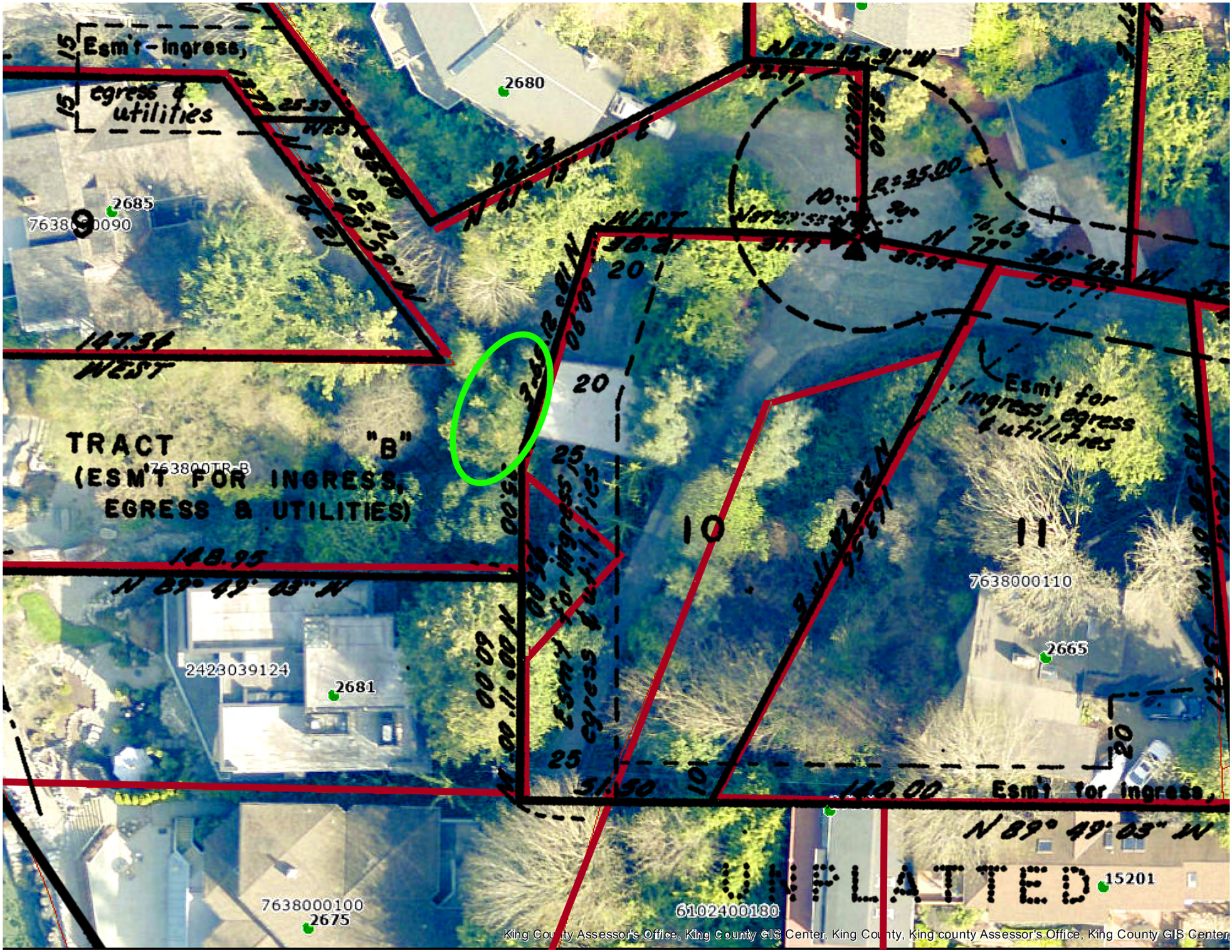


King County Assessor's Office, King County GIS Center, King County, King County Assessor's Office, King County GIS Center, EagleView Technologies, Inc.

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Date: 2/15/2024



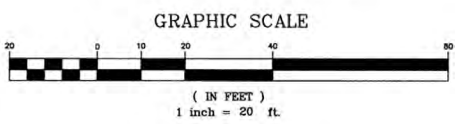




CITY OF BURIEN
LOT LINE ADJUSTMENT
NO. PLA- 13-1551

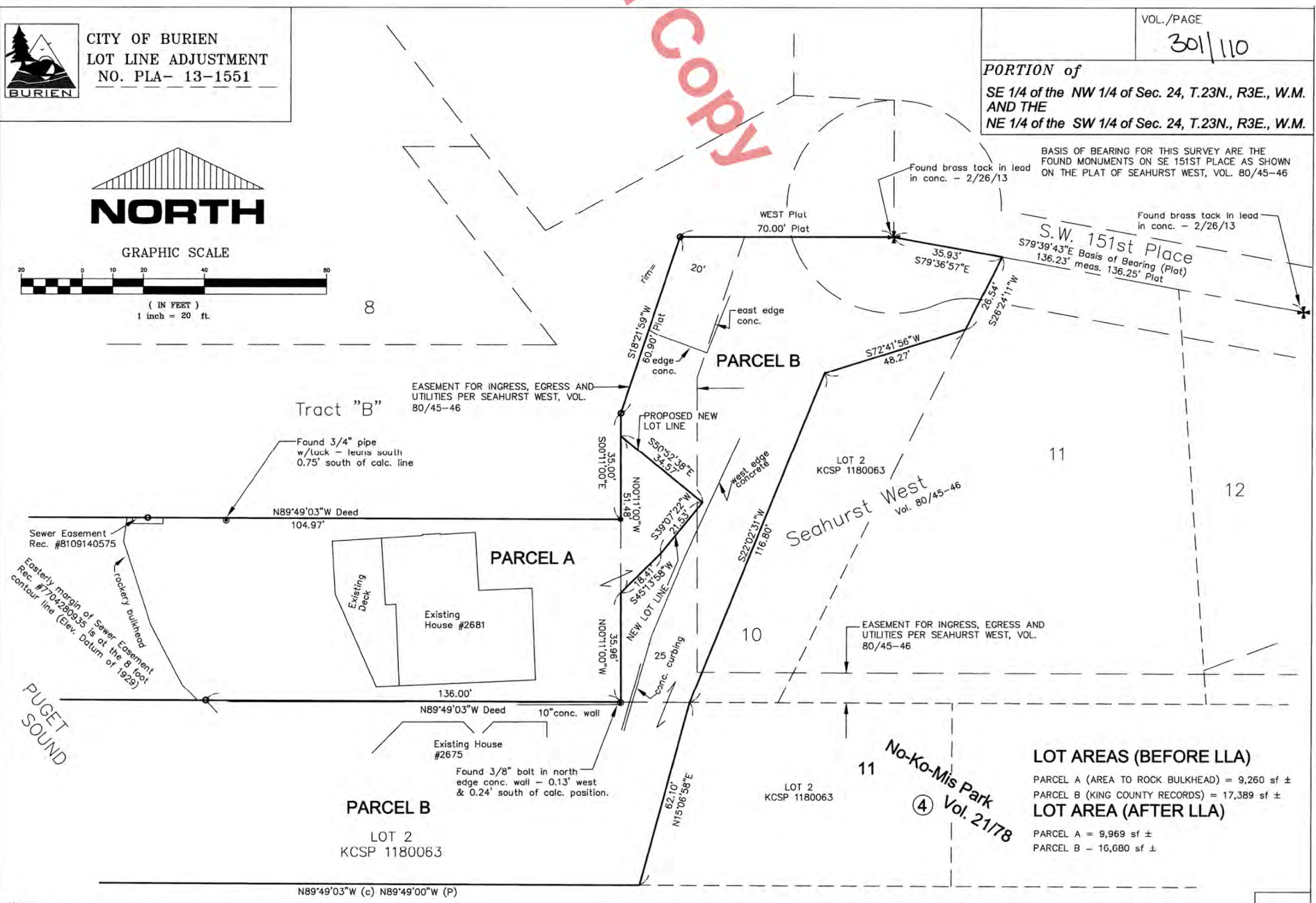
VOL./PAGE
 301/110

PORTION of
 SE 1/4 of the NW 1/4 of Sec. 24, T.23N., R3E., W.M.
 AND THE
 NE 1/4 of the SW 1/4 of Sec. 24, T.23N., R3E., W.M.



COPY

BASIS OF BEARING FOR THIS SURVEY ARE THE FOUND MONUMENTS ON SE 151ST PLACE AS SHOWN ON THE PLAT OF SEAHURST WEST, VOL. 80/45-46



LOT AREAS (BEFORE LLA)

PARCEL A (AREA TO ROCK BULKHEAD) = 9,260 sf ±
 PARCEL B (KING COUNTY RECORDS) = 17,389 sf ±

LOT AREA (AFTER LLA)

PARCEL A = 9,969 sf ±
 PARCEL B = 16,680 sf ±

Note:

Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a Topcon GTS225 theodolite and electronic measuring device, supplemented by a steel tape. Traverse methods used in performing this survey meets or exceeds the standards contained in WAC 332-130-090.

This survey has been prepared for the exclusive use of parties whose names appear hereon only, and does not extend to any unnamed third parties without express recertification by the land surveyor.

LEGEND

- ⊕ Concrete Monument in Case
- Set rebar w/cap #23604
- (P) Plat bearing or distance
- (c) calculated bearing or distance



MARC KROPACK
 2681 SW 151ST PLACE
 Burien, WA 98166

SCHROETER LAND SURVEYING
 PROFESSIONAL LAND SURVEYORS

P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621

PROJECT NO.03142LLA	JOB NO. 424/3	SEC. NW 25-23-3
DATE FIELD 7/19/13	DWN BY LAW	CHKD. BY
REVISD	DATE 7/29/13	SHEET 2 OF 2

201308289000003
 KING COUNTY, WA
 REC. # 2681 VOL. 381 PAGE 108
 DATE 07/26/13

VOL./PAGE

24-Sept-2017

Seahurst West Addition
c/o Cindi Brinson, Secretary
2640 SW 151st Place
Burien, WA 98166

Mike Arnold
9877 40th Ave. South
Seattle, WA 98118

Dear Mike,

The Board of Seahurst West Addition has again found it necessary to inform you that your recent use of our private road to access your property on 15101 28th Ave SW, while granted by your new neighbor, Pete Gelinas, was not approved by us and that any future access *must* be approved by the Seahurst West Board in advance.

Pete is new to the community and was not aware of our process or the history that prompted Jay's letter of 5-April-2016 (attached), which is very clear about what you need to do if you should need access in the future. You incorrectly told Lee Sanders last week that you do not need board approval in spite of Jay's very clear letter, and your prior behavior in 2016 suggests you have no intention of following our process.

Seahurst West Addition residents value the privacy and security of our community and want to limit access on our private road to residents, their guests, and their contractors for a number of reasons. We want to know who is here and why. We want to minimize noise and disturbances for our community members. And finally, we are financially liable for our road and surrounding property—wear and tear on the road and any subsequent damage inflicted by outside individuals must be repaired and paid for by our own members, and so we have a financial stake in limiting access to our community.

Our community has no obligation to grant you access, other than in an emergency, which should have been clear when you purchased your home which has only tram access. We understand that there may be circumstances in the future where we would consider granting access if our process, below, is followed.

We require you to submit a petition to the Seahurst West Addition Board **at least 2 weeks** before the date of requested access. Include in your petition a description of the work, dates and duration, and names and contact information for contractors or companies needing access, and your email and phone contact info. If granted, we will also require you and your spouse, if any, to agree to assume all risk of injury or death and of damage to any property associated with your use of our road and access, and agree to indemnify and make whole the association and its members for any damage or loss to us caused by your use.

We require you send your request via email to all of the Board members listed below to ensure it gets a timely response. Board composition may change over time, though any of us can make sure the current Board gets your request:

- | | | |
|------------------------------------|-----------------------------|---------------------|
| • Cindi Brinson, Board Member | cdbrinson2@gmail.com | 206-550-3248 |
| • Samia El-Moslimany, Board Member | samiamo@yahoo.com | 206-409-3407 (cell) |
| • Mike Little, Board Member | mike-little@comcast.net | 206-241-1618 |
| • Mary McGarry, Board Member | katgodess2@hotmail.com | 206-433-7758 |
| • Jay O'Donnell, Board Chairman | jay_odonnell@mindspring.com | 206-914-6906 (cell) |

Thank you,

Seahurst West Addition Board

