

## **SEAHURST WEST ADDITION**

### **Minutes of September 26, 2002 Meeting**

Bob Krakowski called the meeting to order at approximately 6:30, having a quorum of ten families, represented by the following: Bob Krakowski, Mike Little, Jim and Rebecca DeVaney, Carole and Lee Sanders, Bill Stadler, Vickie Fisher and Alex Reid, Jim and Margaret Emch, Jay O'Donnel, Bob Beebe, and Knut Ringen and Jacky Randall.

Approval of Minutes of Previous Meeting. The minutes of the meeting of June 20, 2001, which had been circulated with the agenda, were approved without comment.

Financial Report. Jim DeVaney distributed the attached financial report, and stated that the balance as of September 2002 was lower than it was at the beginning of the year, but that it would likely be approximately \$11,000 by the year's end, if we do not fix the crack that has appeared in the lower roadway adjacent to the vacant lot. He said that he believes that one assessment of \$300 is missing, and that he is investigating. It was also concluded that the credit against dues granted to the Beebes and Sanders was essentially used up. Jim also commented that he had filed the tax return for the community but that no taxes had to be paid in light of the very low interest paid on the deposits. There being no further questions or comments, the financial report was approved as presented.

The meeting then moved on to new business.

Crack in Lower Roadway. The community discussed whether to proceed with repair of the cracks that have appeared in the road or to wait for resolution of the issues with the water district (see below). We have obtained a ballpark estimate of \$1200-1800 to grout the void under the existing pavement, which makes the cost much lower than replacing the entire section of pavement. After discussion, the community voted to proceed with repairs rather than wait for action by the water district.

Water System Issues. Mike Little outlined the steps that he had taken to present our evidence and arguments to the water district concerning ownership of the water line serving the community, and said that had been told that the attorney for the water district risk manager had decided not to defend the Sanders' claim for water damage based on ownership of the line; instead, they were deciding to resist the claim on other grounds. Mike said that the commissioners were scheduled to meet on October 7, and that he would ask at that meeting for them to confirm that they own the water line, that they will fix the leak, and will make necessary repairs to the hydrant(s). He also said that we would meet with Mr. Norsen, the original developer, to get his memories on the record for the commissioners.

Mike also stated that perhaps as a related matter, there were no current plans to replace the water line, and that once the ownership issue was resolved, he would be pursuing that

matter. If and when the line was replaced, it would be necessary for the homeowners to sign easements for the work, since it was in our mutual interest to see the work done.

Jacky Randall went on to state that there are two hydrants serving the community. One is at the intersection of 151<sup>st</sup> Street and 151<sup>st</sup> Place, and dates from the 1920s, making it older than the anticipated life of hydrants. The other, which is opposite the vacant lot, dates from about 1965. She said she would ask the fire department to inspect the hydrants.

There was general discussion of the possibility of several leaks and of how long to wait for action by the water district. Individual homeowners who suspect additional leaks also agreed to take samples on their property, and Mike agreed to evaluate what labs and methods were available, and to sample the community beach property.

Upon motion, the community unanimously agreed to authorize the Board to hire an attorney if one is deemed necessary. The community also unanimously authorized Mike Little to continue pressing the issue on behalf of the community. The community also unanimously agreed that if a special assessment were deemed necessary, another meeting would be convened. In the meantime, information bulletin(s) and if necessary, a special meeting will be convened to keep the community informed of events.

Homeowners' Assessment. Bob Krakowski noted that the community had previously agreed to build up a fund of \$15,000 in anticipation of major road repairs; additionally, we now faced repair of the crack and the possibility of hiring an attorney. As a result, the Board recommended increasing the dues to \$400 for the coming year. The group unanimously agreed to the increase. (The assessment is due on November 15.)

Notice to Board of Major Construction Projects. Bob Krakowski asked the residents to inform the Board well in advance of anticipated construction projects involving heavy equipment, so the Board could assess the road condition and assure that the homeowner properly assumes liability for any damage. Additionally, he reminded the community that the Board has the responsibility to review plans for construction and major remodeling to assure that this work does not impact the views of other community members.

Establishment of Central File. Jacky commented that the recent experience with the water district underscored the importance of establishing a central file of minutes, correspondence, financial records, and the like. Community members are asked to provide her with all materials in their possession so such a central file can be set up and protected.

Participation in Development of Branson Preserve. Jacky noted that the City had asked for public representatives to participate in development of the Branson preserve, which is the parcel of land to our north which has been sold to the city for purposes of habitat preservation and limited public use. It was discussed that it is in our interest to limit

human use of the area as much as possible. A motion was passed to draft Maria Little to represent the community in this process.

Election of New Officers. Steve Nardi is resigning from the Board. The community unanimously voted for Mike Little to replace him on the Board. Mike reluctantly agreed.

Other New Business. Lee Sanders urged the Board to consider alternative means of road maintenance and repair such as high pressure grouting and asphaltting and filling of cracks between the segments of the road. There was general discussion and agreement of the need for minimizing costs. The community also agreed to approach the City at a later date to explore their taking over the street maintenance.

Lee Sanders moved, and the community agreed, to hold future community meetings in the March/April time frame to take advantage of the summer work season.

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Jacky Randall

Drafted October 8, 2002

Approved at Community Meeting of May 14, 2003

Financial Summary					
Seahurst West - 2001					
<b>Income</b>					
	<b>2001 Assessments</b>			<b>\$4,200.00</b>	
	<b>Checking interest</b>			<b>\$67.93</b>	
		<b>Total Income</b>		<b>\$4,267.93</b>	
<b>Expenses</b>					
	<b>Common lot maintenance</b>			<b>(\$1,570.00)</b>	
	<b>Maintenance materials for drainage</b>			<b>(\$139.31)</b>	
	<b>Federal taxes</b>			<b>\$0.00</b>	
	<b>Miscellaneous Expenses</b>			<b>(\$35.88)</b>	(street sign, stationery)
		<b>Total expenses</b>		<b>(\$1,745.19)</b>	
		<b>Income minus expenses</b>		<b>\$2,454.81</b>	
	<b>Checking balance 1/1/01</b>			<b>\$9,589.02</b>	
	<b>Checking balance 1/1/2002</b>			<b>\$11,799.41</b>	
		<b>Net increase</b>		<b>\$2,210.39</b>	(does not reflect \$1800.00 in assess payments desposited in 2002)

Checking Account Record - Seahurst West - 2001				
Date	Reason for Entry	Entry	Balance	
1/1/2001	Starting Balance			\$9,589.02
1/2/2001	Doell Payment ck #1577	\$300.00		\$9,889.02
1/2/2001	Swanzy Payment ck #12598	\$300.00		\$10,189.02
1/2/2001	St.Clair ck#7465	\$300.00		\$10,489.02
1/25/2001	Checking interest	\$9.11		\$10,498.13
2/22/2001	Checking interest	\$8.63		\$10,506.76
1/2/2001	last assessment	\$300.00		\$10,806.76
3/21/2001	Checking Interest	\$7.85		\$10,814.61
4/21/2001	Checking Interest	\$8.89		\$10,823.50
5/21/2001	C. Keo-beach lot clean up & lawn mowing	(\$970.00)		\$9,853.50
5/21/2001	Checking Interest	\$9.19		\$9,862.69
5/28/2001	Stationary for correspondence	(\$7.88)		\$9,854.81
6/25/2001	Checking Interest	\$6.63		\$9,861.44
7/1/2001	C. Keo-beach lot clean up & lawn mowing	(\$120.00)		\$9,741.44
7/23/2001	Checking Interest	\$3.45		\$9,744.89
8/12/2001	C. Keo-beach lot clean up & lawn mowing	(\$120.00)		\$9,624.89
8/21/2001	Checking Interest	\$3.09		\$9,627.98
9/9/2001	C. Keo-beach lot clean up & lawn mowing	(\$120.00)		\$9,507.98
9/9/2001	City of Burien - Private Road sign	(\$28.00)		\$9,479.98
9/9/2001	Mike Little - materials for beach lot repair	(\$139.91)		\$9,340.07
9/24/2001	Checking Interest	\$3.56		\$9,343.63
10/14/2001	C. Keo-beach lot clean up & lawn mowing	(\$120.00)		\$9,223.63
10/15/2001	Deposit - 7 assessment payments	\$2,100.00		\$11,323.63
10/22/2001	Checking Interest	\$1.92		\$11,325.55



Checking Account Record - Seahurst West - 2002						
Date	Chk #	Entry			Balance	
1/1/2002		Starting Balance			\$11,799.41	
1/4/2002		deposit	(Five 2001 assessments)	\$1,500.00		
1/21/2002		Interest Payment		2.04	\$13,301.45	
2/21/2002		Interest Payment		2.73	\$13,304.18	
3/21/2002		Interest Payment		2.46	\$13,306.64	
4/19/2002		Interest Payment		2.64	\$13,309.28	
4/28/2002		DEPOSIT: Doell '01 Assessment		300.00	\$13,609.28	
4/28/2002	1032	Roto Rooter Attempted Drain Box repairs		(214.61)		
		(Steve Nardi - reimbursement) materials / common lot				
4/28/2002	1033	Lee Sanders: Reimbursement for drainage repair material/		(33.94)		
5/17/2002	1034	Chim Keo Landscaping		(\$135.00)		
5/21/2002		Interest Payment		2.94	\$13,336.67	
6/2/2002		Chim Keo Landscaping		(180.00)		
	1035	(3 visits: 4/30; 5/29)				
6/21/2002		Checking Interest		2.80	\$13,024.47	
6/29/2002	1036	Chim Keo - Annual Spring cleanup		850.00		
7/1/2002		C. Keo-beach lot clean up & lawn mowing				
7/22/2002		Checking Interest		2.68	\$12,177.15	
8/1/2002	1037	Dave's Waterline Svc - drain repairs		490.50		
8/12/2002	1038	C. Keo-beach lot clean up & lawn mowing 6/27, 7/11, 7/24		(180.00)		
8/21/2002		Checking Interest		2.48	\$11,509.13	
9/9/2002	1039	C. Keo-beach lot clean up & lawn mowing 8/9, 8/23		(120.00)		
9/23/2002		Checking Interest		\$2.58	\$11,391.71	

September 11, 2002

**SEAHURST WEST ADDITION**

**NOTICE OF 2002 ANNUAL MEETING**

The annual meeting of the Seahurst West Addition will be held on THURSDAY, SEPTEMBER 26, 2002 AT 6:15 p.m. at the home of VICKI AND ALEX, 2635 S.W. 151 PLACE.

Important agenda items include water system issues and repair of our road. Annual dues will also be on the agenda.

If you have suggestions for agenda items, please call me at 439-3598, before September 16.

Looking forward to seeing you on the 26<sup>th</sup> –

Jacky Randall, Secretary