

SEA LINKS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

Sunday, October 13, 2013

Meeting Place:

Birch Bay Bible Community Church, 4460 Bay Road, Birch Bay, WA

Meeting called to order at 2:05 p.m.

Board Members Present:

Karin Coy, Ray Huff, Jane Mills

Guests:

Hugh Lewis, Attorney at Law

Cindy Polley, Birch Bay Accounting

- Quorum **was** established with only 23 lot owners present plus 13 proxies = 36 total.
- *Meeting proceeded with a quorum of 23.*
- Jerry Green moved that Rules of Order be Accepted. Seconded.
- "New Items" to be added to Agenda following Budget.
- Annual Meeting Minutes from 2012 approved.

General Comments by Karin Coy:

- Introduction of Board Members Present: Karin Coy, Ray Huff, Jane Mills, Jason Farrar (absent)
- Thanks to Cindy Polley and Hugh Lewis for attending this meeting.
- Thanks to Mike and Kathy Wright for cleaning the easement.

Accomplishments for 2013

- There were 31 garage sales in June
- Ten homes are for sale, two lots are for sale and two homes sold
- Ray Huff Reports:
 1. Currently getting bids to have the yellow lines and street stop sign painted.
 2. Sea Links street sign will be replaced due to vandalism.
 3. New flag will be purchased (old flag is ragged)
 4. Re-graveling of the area where parents drop off and pick up their children from the school bus has been successful.
 5. Will contract for street sweeping when the leaves have fallen (suggestion from Shirley that we use her tree as a benchmark for when to do the first sweep).
 6. We continue to contract with North county Lawn Care to take care of the semi-common areas and to be on call for snow plowing in the community when the snow is at least 2".
 7. Need to build a back to the community sign at the front gate so that all of the signs can be stored there and not at Ray's house.
 8. Ray will continue to keep the area around the flag pole clear. He is the only one with the key to that area.
- Karin Coy commented on Jason's behalf that "anyone wanting to make changes to the exterior of their homes, must submit plans and changes to the Architectural committee and get approval before the work begins. Submit all requests to: Sea Links Homeowners' Association, Attn: Architectural Committee, PMB B -1190, 4550 Birch Bay-Lynden Road, Blaine WA 98230
- Secretary Jane Mills – had nothing to present

Cindy Polley

- Cindy presented current figures for the Operating Account, Reserve Account, Money Market Account and Accounts Receivable.
- No special projects planned
- Went over figures of roadwork costs from previous years in response to question from Francine Rand about the road maintenance in the cul de sacs. She stated that the streets are in disrepair.
- Hugh noted that the rules for "Special assessments" will be changing.
- Question about bad/debt – these monies were from Lien Foreclosure write-offs. Questioned raised about garnishing peoples wages – Hugh – cost of attorney fees are too large to make this practical.
- Question about Depreciation – answer the \$3100.00 is for the gates.
- Budget Presentation – Jean Gillem motion to accept new budget – Sunny Brown seconded. Passed.

Hugh Lewis

- New state changes are coming possibly as soon as February, 2014 regarding HOA covenants, amendments, etc.
- New law will demand that a potential buyer get a resale certificate that discloses the community covenants, dues, etc. full disclosure of what you are buying into.
- New law would give us 6 mo. super priority on foreclosure liens and attorney fees which we now have to write off.
- We do not know what the new owners of the Golf Course are going to do. Even if we did know, they could change their minds.
- Yes we need to amend our covenants because they expire in 3/2014; however, we have to have 75% of owners agree...including the owners on the original covenants written in 1984. Some of whom are deceased. We also have to have the new owner of the Golf Course agree. We could possibly get consensus with

a resolution as was done with the roofing material issue...not certain.

- If we need a litigator, it will not be Hugh. Hugh has retired from litigation cases. He will certainly recommend a great litigator for us should we need one.
- Question: Have new owners of the Golf Course been contacted about the problems: fire hazard, rats, raccoons, cougar, etc. No, however possibly through Windermere, a letter can be developed and sent expressing our concerns. The new board will take this up with Hugh.
- Sunny Brown reported that Whatcom County came out and said that there were no noxious weeds. Someone contacted Windermere and got permission to come cut down some hay for free.
- Can we amend covenants – Hugh “don’t try to write new covenants yet – chill!” Wait to see what the new laws are. If we don’t amend the covenants...they continue as is.

New Business

- Sunny Brown requested that the Rules of Order be changed. New Board will reword. Contention that #5 is too constraining.
- Hugh mentioned that electronic communications are the wave of the future.
- Sea Links Website - <http://www.sea-links.org/home>. New board to contact Dustin Sellinger to get information about this site. We have paid for this domain for three years. Hugh suggested that we hire a professional to run our site because if a homeowner runs it...they might move...Dustin in point!
- Wedgewood Court flooding issues continue. The burr is not tall enough. Folks down the street to keep the gutters cleaned out so the water can run down.
- People drive too fast in the community...need to put up more speed bumps. Next board will take this up. Majority voted of homeowners at the annual meeting voted – more speed bumps. Ray noted that ER personnel do not care for them as they are uncomfortable for people with emergencies. Argument was that if they are properly placed there should not be a problem. Cindy reminded that this may cause a “special assessment” of homeowners due to the costs. Thereby

raising the dues.

- Sunny Brown suggested that we hire a homeowner to go around and make sure all of the drains are cleaned on a regular schedule.

New Board Members:

- Karen Monroe
- Genée Kay
- Karen Bell
- Ray Huff
- Bud Yost (Member at Large)

Sunny Brown motion to accept new board. Seconded and passed.

Meeting adjourned at 4:05 PM.

Respectfully submitted,

Jane Mills, Secretary