

Sea Links at Birch Bay
SEA LINKS COMMUNITY ASSOCIATION
2015 Annual Membership Meeting
Sunday, October 4, 2015, 2:05 – 4:16 PM
Birch Bay Bible Community Church
4460 Bay Road, Blaine, WA

1. ROLL CALL

- A. Board members in attendance: Jeanne Gillern (President), Tamara Addis (Secretary), Shirley Sell (Maintenance), Claude Newton (Design)
- B. Board members not in attendance: Joe Black (Vice President)
- C. Progression of notes as taken by (Secretary) Tamara Addis. Notes to follow printed and distributed agenda.

2. Call to Order

- A. Meeting began at 2:05 pm
- B. 2015 Annual meeting agenda accepted
- C. Ratified 2014 Annual meeting minutes.

3. Establish a Quorum

A quorum was established. 40 voting members present, 23 proxies for a total of 63 votes .

4. Accept Rules of Order

A motion was made to accept the Rules of Order, motion seconded by Shirley Sell, and accepted.

5. President's Report

President Jeanne Gillern extended thank yous to the following:

- A. Sea Links Association Lawyer, Hugh Lewis and Accountant, Cynthia Polley for all of their assistance and expertise
- B. The current Board Members
- C. All the volunteers that assisted through the past year.
- D. The Sea Links residents who helped clean- up Sea Links Drive
- E. Mike Wright, lot # 1-028, and his nephew, for fixing the Sea Links Community sign and the retaining wall
- F. Karin Coy for coordinating the yearly garage sale

6. Board Accomplishments

- A. June 27th Community Garage Sale, huge success 23 paid participants
- B. Paving completed for W. Golf Course Drive, and speed humps installed throughout community
- C. Sea Links welcome sign was repaired
- D. New electrical installed in bottom gate
- E. New motion sensor installed on bottom gate
- F. Metal mesh put onto bottom gate to be in compliance with safety rules and regulations
- G. Bottom gate easement area cleaned up
- H. New lighting/lamps installed at the front main gate
- I. Two new stop signs were ordered and will be placed in Sea Links and 2 new 20 mph signs were ordered and will be installed on Sea Links Drive.

7. Sea Links Attorney, Hugh Lewis Report

- A. Attorney, Hugh Lewis addressed the golf course flooding due to main drain located on the course no longer in working condition.
- B. Letter was drafted regarding flooding and drain issue to Chen Holdings (Patrick Starr) regarding main drain and construction rumors. As of 10/4/15 no response has been received.
- C. Attorney, Hugh Lewis informed the association members that he will only remain as our legal representation for the rest of 2015, and that the association needs to find a new attorney.

8. Budget Presentation – Cynthia Polley, Accountant

- A. General budget review for 2016 budget and expenses
- B. Review of cost for packets sent out to vote on road maintenance
- C. Electric bills have been increased from 2 to 3 due to the new electricity installed at bottom gate.
- D. Association member questioned accountant fee and street sweeping fees on budget. All questions addressed and answered.
- E. Cost of 2015 Road repairs came from the operation account and reserves.
- F. Liability Insurance is paid through 2017.

9. Board Reports

- A. Design Control – Claude Newton thanked all members who submitted improvement sheets and reminded members to put up their garbage cans.
- B. Maintenance – Shirley Sell reported that bottom gate was repaired with metal mesh to be in compliance, repairs were completed by Gateway.
 1. Lights on front gate are the 4th set to be replaced.
 2. Reminder that every time the sensor is broken at the front gate it is \$1400.00 to be fixed.
 3. Lower gate has new light and strobes for emergency vehicles
 4. PSE ran new power line from the South Golf Course Drive down the road easement to power the lower gate. Sea Links now has its own power source and it is not controlled by the owners of the golf course.
 - a. Contract for snow removal was cancelled. New board to find a new snow removal and street sweeping company.

10. Motion to accept pass 2016 Budget

- A. Wade Fisher, lot#1-018, made a motion to accept the 2016 budget, motion was seconded by Gene Tapparo, lot #1-019, and motion was passed unanimously.
- B.

11. Board Members to Remain or Resign

- A. Three board members to resign effective October 5, 2015, Secretary, Tamara Addis; Maintenance, Shirley Sell; President; Jeanne Gillern.
- B. Two board members to remain, Claude Newton, Design Control and Vice President, Joe Black.
- C. The floor was opened for any volunteer or nominations.
 - Jane Mills, lot #2-014 nominated and nomination was seconded.
 - Sandra Lahn, lot #2-022 volunteered.

- Voting put out to all associations members to accept Jane Mills and Sandra Lahn.
- Voting was unanimous and the two new board members are accepted.
- An additional board member is needed to fulfill the requirements.

12. New Business

- A. Association members were informed that you can fly flags as long as they comply with the rules and regulations.
- B. Association members are permitted to have political signs on their property as long as they are removed immediately after the election.
- C. Reminder to association members to make sure if you have a shed or wish to construct a shed that you read the restrictions in the CC & R's, follow the county codes and make sure your shed matches your main home structure.

13. Meeting open to Association Members for questions

- a. Question from Lee Quien, lot #1-012, – Is there a law about how many vehicles you can have parked at your home? There is a concern about many suspicious vehicles coming in and out of the neighborhood on a daily basis.
 1. Question addressed and answered by President Jeanne Gillern and Attorney, Hugh Lewis. As long as vehicles are parked in the driveway and not on the street for over 24 hours there is not an issue. If you notice a suspicious car or activity call the local Blaine police or Sheriff.
- b. Resident Sunny Brown, lot #1-067, made a statement regarding the recent road repairs and speed humps not being to her liking and not agreeing with the board regarding the notification of the bids and work quality.
 1. Maintenance, Shirley Sell responds to questions and concerns by referring to how the bid process was completed and that she takes responsibility for any form of miscommunication perceived by the association members.
- c. Resident Jane Mills, lot #2-014, asked the question to the Board and Attorney, Hugh Lewis what the cost would be to file a law suit against Chen Holdings.
 1. Attorney, Hugh Lewis said a lawsuit could cost as much as \$50,000.00.
- d. Resident Wade Fisher, lot #1-018, made a motion to keep all existing speed bumps and humps. Motion was seconded by Maria McLean, lot #1-095A, and passed.
- e. After motion made regarding speed humps and bumps many random discussions to place regarding how many speed humps and bumps we have and why, certain members feel they are unnecessary and de-value their homes and others are very happy with the speed humps and bumps and feel they slow down many of our fast drivers and keep our neighborhood safer. This went on for quite some time. Eventually a motion was made by Lee Quien, lot#1-012, to end discussion, motion was seconded by Shirley Sell, lot#1-066. Discussion was closed.

14. Motion made to adjourn, approved and meeting adjourned at 4:16pm.

Secretary Signature:

Tamara J. Addis, October 17, 2015