

Sea Links Homeowners Association

Annual Meeting

November 14, 2010

Meeting Place: Birch Bay Bible Church, 7039 Jackson Road, Birch Bay, Washington

Meeting called to order at 2:20 p.m..

Board Members Present: Karin Coy, Ray Huff, Brenda Gelwicks

Board Members Absent: Jason Farrar

Guests: Hugh Lewis, Attorney at Law & Cindy Polley, Birch Bay Accounting

Quorum was not established: 15 lot owners present + 6 proxies = 21 Total

No voting could take place. Proceeded with information meeting only.

Welcome Message: Karin Coy

President's Report On Accomplishments 2010:

- Gate Codes & Remotes transferred to Cindy Polley. Call box up-dated.
- Thank-you to Dustin Sellinger for creating the Website on Google Groups at no charge to the Association. Dustin continues to act as Webmaster and we appreciate his expertise.
- Real Estate Reader Board outside front gate constructed by Ray Huff
- New lights were installed at the front gate – Thank-you to Dee Inman
- Welcome sign inside the front gate on North golf Course Drive was cleaned by Ray Huff.
- Reflective stickers were applied to the bottom of the front gates thanks to Ray Huff.
- All drains in Seal Links were cleaned of debris and silt.
- All of the projects were accomplished without raising the HOA dues and still retaining all the reserves, adding a money market account, and having a comfortable amount in the checking account.

Hugh Lewis

- Updated status of the proposed Birch Bay Resort project reporting that the project is unlikely to proceed in the near future. The development could have presented concerns to Sea Links residents with regards to road access.
- Discussed concerns over a Sea Links resident's application for permit to add separate dwelling. Will address as necessary. The issue of duplexing should be addressed in future covenants.

- Sea Links is in good shape with regards to late payment of dues. There are not many defaults in the Sea Links community.

Cindy Pauley

- A discrepancy in the figures in the Financial statement regarding net income was noticed. Cindy will correct and re-issue the statements in January. The updated statements will be mailed out with the HOA dues notices in January.
- Discussed possibility of electronic dues notices in the future. May ask for e-mail information from residents in January mail out.
- Suggested updated inventory of Sea Links capital assets. Confirm that back gate has been depreciated. May be a good time to compare expenses for back gate repairs v.s. purchasing a new gate.
- Cindy reports that the administration of the gate remotes and codes is going very well. No problems to report.

Other

- Ray Huff suggested masking tape for top of garbage lids to keep intact on windy days.
- Resident expressed concern about rodents on North Golf Course since the field has been mowed.
- In the event of a snow storm, snow removal on the Sea Links roads will be contracted out. Board will arrange for the same contractor who has serviced the community in the past.

There is one Board position vacant. The Board members will make an appointment to fill the position.

Adjournment of Meeting: 3:30 p.m