

SEA LINKS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

November 20, 2011

Meeting Place:

Birch Bay Bible Church, 7039 Jackson road, Birch Bay, Washington

Meeting called to order at 2:00 p.m.

Board Members Present:

Karin Coy, Jason Farrar, Dustin Sellinger and Brenda Gelwicks

Board Members Absent:

Ray Huff

Guests:

Hugh Lewis, Attorney at Law

Cindy Polley, Birch Bay Accounting

Quorum **was not** established with only 20 lot owners present plus 7 proxies = 27 total.

A total of 31 are required for a Quorum.

*Meeting proceeded as an informative session only.*

**Hugh Lewis**

- Development of Birch Bay Resort not likely to proceed in the near future. Concerns had been expressed last year regarding the potential impact on road access from Birch Bay Drive. Does not look like this will be happening any time soon.
- There were concerns last year regarding a Sea Links resident's application to add a separate dwelling in their home. They did not proceed with the plan so action was not required.
- Sea Links continues to be in good shape with regards to collection of dues. There are a couple of liens. Our liens are subordinate to mortgages.
- The re-writing of the Sea Links covenants will be on hold until new legislation is passed. No need to appoint a committee yet.

## **Cindy Pauley**

- Reviewed the Budget figures for 2012. Budget was passed with no changes.
- Explained the rather large balance in the Reserve Account. History shows that past road repairs and gate repairs have required large sums of money. It is necessary to keep the reserve growing in order to meet future expenditures.
- There were some concerns that homeowners/renters were not aware of the Rules and Regulations. Cindy will issue a copy of Rules and Regulations when remotes are purchased. Copies of the Rules and Regulations will also be sent out with the Budget and Newsletters. Hopefully this will encourage homeowners/renters to abide by the rules.

## **President's Report**

Thank-you to Hugh Lewis and Cindy Polley for their excellent support throughout the year.

## **2011 Board Accomplishments**

- Sea Links website was moved from Google Docs to Sea-Links.org.
- Community drains were cleaned in April and October.
- Board is currently working to establish a regular schedule for street sweeping.
- A road berm was installed across Wedgewood Court to divert water flow from Wedgewood Court to West Golf Course Drive. This should prevent future flooding of Wedgewood Court.
- Miscellaneous road repairs this fall included: patching of an area on West Golf Course Drive; fixing of a hole outside the front gate; patching of speed bump areas on North Golf Course Drive.
- A successful Community Garage Sale was organized in June with 29 homes participating.
- A new Flag was installed on Flagpole at front gate.
- A new stop sign was installed at the intersection at the top of the hill leading to the back gate.
- A contract was negotiated with North County for winter snowplowing. Minimum of 4" of snow required before plowing.
- The Board would love to receive any interesting, historical pictures of Sea Links to add to the photo gallery on the website.

## **Open Forum**

- Leigh Robinson / Randy McCoy were concerned about the drains on West Golf Course still being plugged by leaves. Their drains are receiving more overflow now that the berm has been installed at Wedgewood. The Board agreed to schedule another sweeping of the roads to clear the excess leaves.
- Shirley Sell suggested that the Board order professional notification signs for posting at the front and back gates i.e. "Road Sweep Today"; "Garage Sale Saturday"; "Annual Meeting Sunday".

- Barry Leisegang presented concerns regarding water seeping underground from the pond on Lot 29 through the backyards of North Golf Course. Lot 29 is currently owned by Hoares & Holmes. Shirley Sells added that this has been an ongoing problem for years and comes from an area behind the homes on East Golf Course. Dustin Sellinger and Ray Huff had attended a meeting with Birch Bay Water and found that the original drainage plan seemed to direct the water flow down through the Golf Course to the pond below. Dustin could not find the original drawings. It appears that Lot 29 has been designated as a Wetland. Barry mentioned that the homeowners directly affected by the seeping water may be willing to undertake a drainage solution on their own but would need permission from the Golf Course to have machinery on their property. Hugh Lewis said that he could find out who the current owners of the Golf Course are so that a letter could be sent to them. The residents who are involved on North Golf Course will meet to consider a plan of action.
- It was suggested by a number of homeowner that the date of the Annual Meeting be moved to October when more homeowners are available to attend. Many residents travel south for the winter and are not available to attend in November. It was also suggested the Board revise the Agenda page to be more friendly and inviting to encourage more participation.
- Chris Peterson suggested that the community speed limit be lower than the current 20 mph. This will have to be considered when the CC&R's are re-written.
- Jeanne Gillern expressed her gratitude to the Board for a job well done.

Nancy Grigsby moved that the meeting be adjourned.

Jeanne Gillern seconded the motion.

Meeting adjourned at 3:50 p.m.