

SEA LINKS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

December 2, 2012

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, Jason Farrar, Ray Huff, Brenda Brooks- Gelwick

Guests:

Hugh Lewis, Attorney at Law

Cindy Polley, Birch Bay Accounting

Quorum **was** established with only 26 lot owners present plus 16 proxies = 42 total.

Meeting proceeded with a quorum of 42.

Shirley moved that Rules of Order be Accepted. Seconded.

"New Items" to be added to Agenda following Budget.

Minutes from 2009 approved.

Information from Meetings of 2010 and 2011 also accepted.

Hugh Lewis

- Reported that there was not a lot of activity to report for 2012.
- Development of the Birch Bay Resort issue may come back as there appear to be new owners of the Resort. Their intentions are not yet clear. Concerns expressed again regarding the potential

impact on the back road access from Birch Bay Drive. New owners would succeed rights that were previously given to Wynstra.

- *Some new owners in Sea Links concerned about future development of the Golf Course land in Sea Links.* Hugh Lewis explained that the land must remain as golf course or 'green space' except for the past plans of Wynstra to develop the area behind CJ's Restaurant.

Cindy Polley

- Cindy presented current figures for the Operating Account, Reserve Account, Money Market Account and Accounts Receivable.
- Some concerns expressed regarding the expenses for Ground Maintenance. Discussed the staking of the trees along the entrance roadway, the cost of two Road Sweepings per year and the Snow Removal Expenses.
- May have the Board look into cancelling the contract with North County and contracting with a new company.
- Cindy confirmed that if anyone had problems with their key codes they should call her office for a quick resolution.

President's Report

Accomplishments for 2012

- New illuminated Keypads were installed on both pedestrian gates.
- The 'drive-up' keypad received a thorough cleaning from Gateway.
- New signs for the main gate were purchased for notifying homeowners of upcoming events i.e. *HOA Annual Meeting; Community Garage Sale; Street Sweeping, etc..*
- Signed a contract with North County Landscaping for snow plowing services.
- Signed a contract with Bayside road for bi-annual street sweeping.
- Ray Huff re-built the street sign at the entrance from Birch Bay Lynden Road.
- Gravel was installed at the Birch Bay Linden Road entrance to resolve the mud issue.
- *Ray Huff cleaned all of the signs around the community.*
- The trees lining the entrance way were re-staked.
- The old planters were removed from the back gate area.
- Organized another successful Community Garage Sale with about 25 homeowners participating.

Budget Presentation

New Business

Several homeowners on South Golf Course were concerned about the lack of maintenance surrounding the log home on South Golf Course. Asked if there were options for maintenance. Hugh

Lewis explained that if it was owned by the Bank it was their responsibility but not likely that the Bank would take care of it as there are currently so many foreclosures . The bank sale is set for January 25th.

Motion made by Wade to breakdown Grounds Maintenance Expenses into sub-categories for easier understanding of expenses i.e. Installation and Repairs, Snow Plowing, Road Sweeping, Drain Cleaning. Seconded.

.....asked when Wedgewood Court Road would be repaired. There are no current plans for any road repairs. However road reserve account is currently_____. Last road repairs on South Golf Course were approx. \$55,000.

One homeowner asked if it would be possible to petition for a left hand lane turn off of Birch Bay Linden Road. It would be extremely expensive and not likely to happen with the current county financial situation. Would entail a lengthy road study, etc..

Homeowners on East Golf Course Road were concerned with the excessive water in their back yards. New owner is apparently not helping the situation. Recommended that they call the county regarding the situation.

Sunny motioned to move the Annual Meeting from December to June due to the fact that there are many homeowners who would like to participate but have moved South by December. Hugh informed us that it would require a change in the Bylaw to move the meeting from the 4th quarter. The change would require approval of 67 per cent of the homeowners. Alternative would be to move it up to the first week of October, still within the 4th quarter. Sunny moved that we move the meeting to the 1st week of October. Wade Seconded.

Homeowner asked whether a committee should be formed now to review our current covenants since they will have to be re-written in 2014. Hugh suggested that it would be a good idea to review specific items for the community that didn't involve money. Sign-up sheet would be prepared for anyone interested in being on the committee.

Homeowner asked that Board consider installing a speed bump on the exit lane outside the main gate as there are vehicles racing down the road late at night.

Some homeowners would like the Board to consider more speed bumps along South Golf Course Road and the possibility of reducing the speed limit. It was explained that a speed limit of less than 20 miles per hour cannot be upheld by the Sheriff. Perhaps homeowners should report offenders to the Board and could be sent.

New Board Members

Motion was made to re=elect current Board Members.

All of the Board Members except Brenda Gelwicks agreed to stay on the Board.

Nomination for Jane Mills to Board. Seconded by Shirley.

Motion to adjourn by Wade.

Meeting adjourned at 4:45 p.m..