



**Homeowners Association
Special Meeting - HOA Board of Directors
May 22, 2023**

MINUTES

The meeting was called to order and a quorum was established. (3 out of 5 directors)

Board members present: President: Sam Menzies; Vice-President: Doug Moore; Treasurer and Secretary: Beth Morris; Member-at-Large, Kevin Cavanaugh.. Board member absent: Ann Zimmerman, Landscaping. Seven other homeowners joined the meeting, including the owner of Lot 61 and Chris P., a neighbor with vast construction project experience.

The purpose of this meeting is to respond to requests from homeowners regarding their construction projects on Lots 61 and 64.

LOT 61 – REQUEST TO ALTER THE SLOPE OF HIS LOT ALONG TRACT C

The board and the owner have had multiple email conversations about this variance request. Board is most concerned that leveling the yard could result in stormwater on Open Tract C flooding over the roadway. Secondly, that the change will result in excessive run-off which would add debris to the Open Space and restrict the flow. Whatcom County approved the design. The landscaping request falls entirely within Lot 61's property. Board asked for owner's assurance that the slope would mirror its neighbor's rock scape on the other side of the Open Space. Owner agreed. Board approved the request with the conditions stated here..

LOT 61 - REQUEST TO BUILD A NEW HOME

The board notes that colors and landscaping details have not yet been determined. Owner assures that he will submit those requests before implementing. Owner will provide a three-dimensional rendering and expects to break ground in June. The board asked for a building schedule, and the owner agreed. The board asked about sub contractors' availability and licensing. All subs are US based but for shower glass and all are licensed by the state of Washington.. Owner described on-site parking he will provide and was reminded to keep dirt out of the street and off the sidewalks. Owner acknowledged and agreed. Owner shared that he will have an on-site supervisor and construction is expected to be completed in six months. Board approved the request with the conditions stated here.

LOT 64 - REQUEST FOR DELAY OF FINE

The board notes that there have been numerous issues and situations which made this project extraordinarily problematic, However, despite the owner's assurance that progress is being made, there continue to be long stretches of days in which no workers are present. The delay in fines have been numerous and it is the board's intention to spur the owner to finish as quickly as possible. Owner was given a June 3 date for completion before daily fines begin. Board rejected the owner's request for another extension and will begin assessing fines the next business day, June 5. Management company will be directed to send a letter stating such.

No further comments were offered from the members present. Motion to adjourn was approved.