

Hawthorne Station Home Owner Association Board Meeting Minutes

Meeting Date: November 12, 2012

Time: 6:30pm @ Starbucks

Attendance: Paul Bishop, President

Holly Freligh, Treasurer

Allison Gibson, Secretary

Agenda:

- Berm / flooding update
- hazardous trees update

Discussions: Please note that I added a few points since the meeting in italics. Let me know if you want me to remove them.

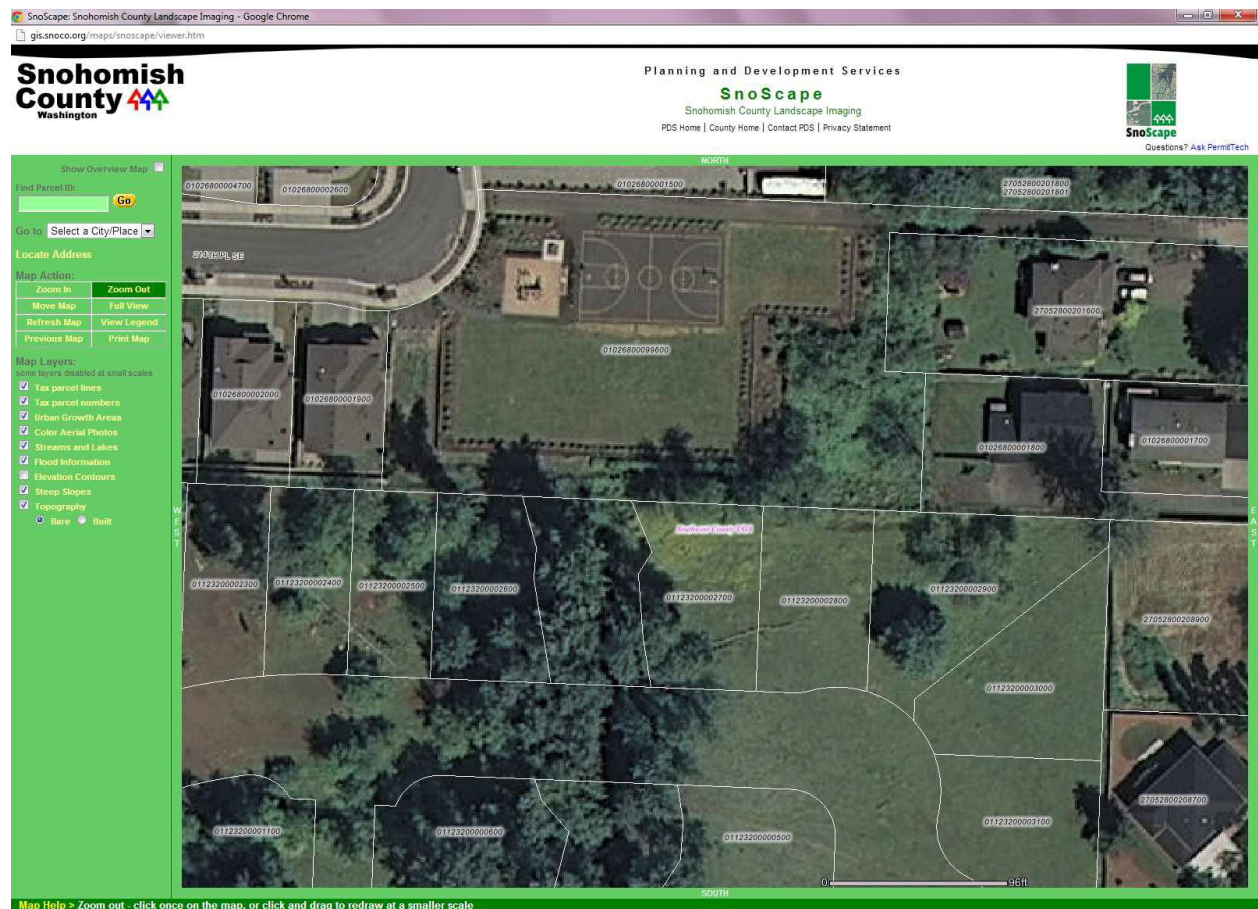
- Planned berm is not going forward because cost was assessed at \$100,000 and Westmount was only prepared to pay \$30,000. Sandbags were placed in NGPA area without our knowledge nor approval (by Loree Quade's employees? - She works for Sundquist). We are not sure what to think about the sandbags other than that we do not wish to give approval. We discussed how the owner of the house beside the path behind our storm water vault told us that the horse field that existed before the Westmount houses always flooded. With the storm water running in a more direct line as a result of the temple construction, the flooding does seem worse.
- Trees have become the focus for the Westmount owners. These are some of the datapoints that we are using:
 - The tree assessment and estimate was done by Forestech LLC of Port Townsend. We do not see arborist certification for this company. We do not know why they would hire someone from so far away. We concluded that we needed our own opinion and estimate.
 - The new estimate for tree removal must take into consideration that we do not want any heavy equipment on the storm water vault. We are thinking that a crane may have to come in to remove the trees (not a lot of room). *Do we have any engineering details at all on the vault? Do we own the vault? I know that we are responsible for maintenance of the vault. If we own the vault, we have to save up for the replacement of the vault during the vaults lifespan.*
 - We have concluded that the alders were probably dead when Hawthorne Station was built. We can infer this from the e-mail sent by Loree Quade on Wednesday October 17th 2012. She indicates that the trees would not have been removed when Hawthorne Station was built because they were not a risk to Westmount then, as Westmount did not exist.

- We are not 100% sure that the trees are on our property. We discussed having a survey done. Recently, we found out that other owners West of the storm water vault have found that their property line was not marked properly by the land developer. We concluded that we do need to know where our property is to take responsibility of it. *Since our meeting, I found areal maps on the Snohomish site in which you can see a property error for the properties West of the stormwater vault, but that the dead trees in the NGPA is on our property. See bottom of minutes.*
- Westmount and Phoenix (which developed the land for Hawthorne Station) are companies under the same umbrella, but Phoenix went bankrupt.
- When land is developed, the county does no inspection for things like hazardous trees. The county goes by what the builder says. *Since the meeting, I've found that there is a mandate to identify "significant trees", but these are trees to be kept. There is no mandate to identify hazardous trees in the Snohomish County Codes.*
- We want to tell Sundquist that this is their problem. That they should have removed the trees when they developed Westmount. The question is whether we can get there. Traditionally, the land owner is held responsible for the damage done by fallen trees.

Action Items:

Item Number	Action Item	Owner	Date Assigned
1	Newsletter		
Out for comments	We wish a newsletter to go out before it gets too dark (first week of October). Topics: Dog poop, tree pruning, President's message, common CCR violations, suckers on trees, reference to web page.	Board	9/24/2012
2	Discuss Landscaper Proposal		
In-work	Aerating and sanding/topsoil has been discussed as the only viable option as it is not clear that french drains will work. A few questions remain, but we will be moving forward as per the landscaper's proposal.	Holly	
3	Bank Signing Authority.		
In-work	Follow up with bank to see if anything needs to be done here.	Holly	9/24/2012
4	Stream Corridor Planning		

In-work	Berm plans were halted by Sundquist due to cost.	Board	9/24/2012
5	Tree Removal		
New action	Board must figure out what to do about complaints from Westmount that there are hazardous trees in the NGPA. Originally this was going to be handled by the Stream Corridor Planning, but berm plans were halted.	Board	11/13/2012
6	Status of Amendments/ Bylaws		
Closed	Filed 2 CCR changes with the county: change in quorum to make meetings effective and change in what can be put in planting strip (ie no cement).	Holly	9/24/2012



Allison Gibson