

From: Steve Shapro <srshapro@mac.com>
Date: June 22, 2010 7:51:46 PM PDT
To: Mark & Gail Westin <mdwestin1@aol.com>, Tim Miller <taldenmiller@gmail.com>, Mike & Tina Fenn <fennmt@wavecable.com>, Doug & Charlotte Scudder <chscudder@gmail.com>, Ron Ross <salmonspirit@yahoo.com>, Mike & Janele Hancock <Mike.Hancock@legacyg.com>, Cameron Bahnson <Cameron.bahnson@worldnet.att.net>, Steve and Vicki Shapro <svshapro@mac.com>, Matthew & Gretchen Warner <mgwerner212@yahoo.com>, Chris & Tiffany Gintz <gintzpublic@gmail.com>, Jeff Tompson <jtompson@tompco.com>, Lisa Kimmerly <lisa@it-stat.com>, Charles & Lynda Lamb <forane@earthlink.net>, Laura Robertson <lauratr2@gmail.com>, Jack Bohan <boho49@optonline.net>, Don & Pam McCracken <donpamcollin@yahoo.com>, Siegfried & Riita Naumann <snaumann@wavecable.com>, Pat & Bunny Vedros <bunnypat@wavecable.com>
Subject: Minutes of Harborview Estates Road Maintenance Association

Minutes of the Harborview Estates Road Maintenance Association held at 8415 Leeward Ave NW, Seabeck, WA on June 18, 2010.

1. The meeting was begun at about 7pm. The following RMA members were in attendance:

Mark and Gail Westin
Charlie Lamb
Cameron Bahnson
Ron Ross
Jeff and Caroline Tompson
Mike and Tina Fenn
Steve and Vicki Shapro
Mike and Janele Hancock

2. Copies of the Road Maintenance Agreement recorded with Kitsap County on April 20, 2010 were made available to attendees. Copies can also be obtained from the Kitsap County documents site <http://kcwaimg.co.kitsap.wa.us/recorder/web/> (document number 201004200130).

3. Mike Hancock provided a report (see attached) on the status of the HERMA bank account. The current balance of the account is \$11,747.84.

4. In accordance with the RMA bylaws, a Board of Directors was nominated and elected. The following were elected to the Board:

Jeff Thompson
Mike Hancock
Steve Shapro
Charlie Lamb
Mike Fenn
Chris Gintz

5. In accordance with the RMA bylaws, the following officers were elected:

President: Jeff Thompson
Secretary: Steve Shapro
Treasurer: Chris Gintz

6. At a property owners meeting held last year, before we had filed the RMA Agreement with the county, we agreed to an annual assessment of \$250 for RMA members on upper Leeward and Dosewallips and \$150 for properties on lower Leeward (Robertson, Gintz and Kimmerly). That decision was discussed and re-approved. This will result in an annual revenue of \$4,450. There was discussion about whether or not this was adequate for annual upkeep, repairs from storm damage and longer term maintenance such as re-surfacing the roads, which will be required in 5-10 years. Chris Gintz will collect the assessment for 2010.

7. There was discussion about the road maintenance that we need to accomplish this summer and fall. In particular, there are a number of locations where the road is being undermined by run off. The Board will meet at a time and place coordinated by Jeff Thompson in the next few weeks to walk the roads and conveyance systems to create a list of work that needs to be done before the winter rains. Based on the work list, a budget will be developed and sent out to the RMA at large for approval.

8. There was discussion regarding use of Leeward and Dosewallips by other than RMA members. It was pointed out that under the existing easements, residents of Dancing Deer had access rights to Leeward and the RMA had access over Dancing Deer. Concern was expressed that the use of Leeward and Dosewallips by heavy trucks constituted more than normal wear and tear. Also, concern about people speeding on Leeward was expressed.

9. There was discussion regarding use of RMA roads by non-residents such as those parking on Leeward at Lot 5 (Miller) and then using the roads for walking or

bicycling. The concern is that RMA could jointly be held liable for any injuries if one of the non-residents experienced an accident and the road condition was held to be a contributing cause. It was pointed out that we had previously checked with the county and determined that we would not be liable in such a situation.

10. There was discussion about how emergency repairs would be done in the event of storm damage. The bylaws permit the Board to expend up to \$1,500 for this purpose. The bylaws require any expenditure of funds in excess of \$1,500 to be approved by RMA at large. The adequacy and workability of this arrangement may need to be re-addressed after we've had the experience of a winter or two.

11. There was discussion regarding the use of RMA funds for snow removal in the winter. Concern was expressed that use of the funds would detract from the primary purpose of the annual assessment, long term maintenance of the road and conveyance system. Also, only those currently living on Leeward and Dosewallips would benefit from such a use of funds. The general sense of those attending was that in the event of the need to remove snow from the roads, only those living on Dosewallips or Leeward should bear the cost.

12. There was discussion about whether or not there was a way for the county to take over the road system. The consensus of those attending was that the cost of widening the roads to meet current public road specifications would be prohibitive. Also, widening roads and shoulders would require us to obtain new storm water permits, which under new storm water regulations, would also be cost prohibitive. It was stressed that any maintenance or upkeep we performed on Leeward and Dosewallips would be in accordance with plans and permits previously approved by the county.

13. The meeting ended at about 8:30 pm.

Steve Shapro

Harborview Estates RMA

© 2008 Vertex42 LLC

<http://www.vertex42.com/ExcelTemplates/excel-checkbook.html>

See instructions in the Help worksheet

Date	Num	Payee/Transaction Description	Category	Withdrawal, R Payment (-)	Deposit, Credit (+)	Balance
9/01/08		[Balance As of 09/01/2008]				0.00
9/27/08	DEP	Lamb	Assessment		1,500.00	1,500.00
9/27/08	DEP	Hancock	Assessment		1,500.00	3,000.00
9/30/08	DEP	Gintz	Assessment		1,500.00	4,500.00
10/01/08	DEP	McCracken	Assessment		1,500.00	6,000.00
10/01/08	DEP	Shapro	Assessment		1,500.00	7,500.00
10/01/08	DEP	Vedros	Assessment		1,500.00	9,000.00
10/03/08	DEP	Royal Valley LLC (3 lots)	Assessment		4,500.00	13,500.00
10/06/08	DEP	Bahnson	Assessment		1,300.00	14,800.00
10/07/08	DEP	Kimmerly / partial payment	Assessment		500.00	15,300.00
10/09/08	DEP	Simmons	Assessment		1,500.00	16,800.00
10/14/08	DEP	Westin	Assessment		1,500.00	18,300.00
10/17/08	DEP	Robertson	Assessment		1,159.00	19,459.00
11/06/08	DEP	Nauman	Assessment		1,500.00	20,959.00
11/19/08	DEP	White	Assessment		1,500.00	22,459.00
12/01/08	DEP	Werner	Assessment		1,500.00	23,959.00
10/31/08	DEP	Interest	Interest		13.78	23,972.78
11/28/08	DEP	Interest	Interest		18.51	23,991.29
12/01/08		TNT Excavating	Road Repair	7,957.39		16,033.90
12/04/08	DEP	Miller	Assessment		1,500.00	17,533.90
12/31/08	DEP	Interest	Interest		11.89	17,545.79
1/05/09	DEP	Kimmerly / partial payment	Assessment		500.00	18,045.79
1/05/09		David P. Horton, Inc. P.S.	HOA Docs	1,914.00		16,131.79
1/30/09	DEP	Interest	Interest		6.87	16,138.66
2/03/09	DEP	Bohan	Assessment		1,500.00	17,638.66
2/27/09	DEP	Interest	Interest		6.67	17,645.33
3/31/09	DEP	Interest	Interest		7.72	17,653.05
4/30/09	DEP	Interest	Interest		7.24	17,660.29
5/29/09	DEP	Interest	Interest		4.71	17,665.00
6/30/09	DEP	Interest	Interest		3.19	17,668.19
7/09/09		Gintz	Refund	400.00		17,268.19
7/31/09	DEP	Interest	Interest		2.25	17,270.44
8/01/09	DEP	Additional balance per Kitsap Bank	misc		1.02	17,271.46
8/13/09		Shapro- reimb engineering expense	Engineering	300.00		16,971.46
8/31/09	DEP	Interest	Interest		0.81	16,972.27
9/30/09	DEP	Interest	Interest		1.43	16,973.70
10/07/09		Thomas Nolasko- bruch cutting	maintenance	650.00		16,323.70
10/15/09		Huess Company	Road Repair	4,235.40		12,088.30
10/31/09	DEP	Interest	Interest		1.33	12,089.63
11/30/09	DEP	Interest	Interest		0.99	12,090.62
11/30/09		Kitsap Bank / Maintenance Fee	Bank Charges	8.00		12,082.62
12/22/09	97	TNT Excavating - Emergency Repair	Road Repair	213.40		11,869.22
12/31/09	DEP	Interest	Interest		1.02	11,870.24
12/31/09		Kitsap Bank / Maintenance Fee	Bank Charges	8.15		11,862.09
1/31/10	DEP	Interest	Interest		1.01	11,863.10
1/31/10		Kitsap Bank / Maintenance Fee	Bank Charges	8.00		11,855.10
2/28/10	DEP	Interest	Interest		0.91	11,856.01
2/28/10		Kitsap Bank / Maintenance Fee	Bank Charges	8.00		11,848.01
3/31/10	DEP	Interest	Interest		1.01	11,849.02
3/31/10		Kitsap Bank / Maintenance Fee	Bank Charges	8.00		11,841.02
4/26/10	98	Kitsap Co Auditor- Recording Charge	misc	79.00		11,762.02
4/30/10	DEP	Interest	Interest		0.97	11,762.99
4/30/10		Kitsap Bank / Maintenance Fee	Bank Charges	8.15		11,754.84
5/31/10	DEP	Interest	Interest		1.00	11,755.84
5/31/10		Kitsap Bank / Maintenance Fee	Bank Charges	8.00		11,747.84
		Total Deposits			27,553.33	
		Total Withdrawals		15,805.49		
		Balance				11,747.84

Ending Balance with
Beginning balance