

EDGEWOOD VILLAGE HOMEOWNERS ASSOCIATION  
Minutes of April 24, 2015 Board Meeting

Approved

The meeting was convened at the Bay Club conference room, 9:30am. The meeting was chaired by Vice President Brett Oemichen. Also present were Kay Cathcart, Treasurer, and James Selby, Secretary. Due to a conflicting commitment Kathy Shelley, President, did not participate. Also present were a number of other EVHOA members.

Opportunity for amendment of the Minutes of the previous board meeting was afforded and, there being none, such minutes were approved and accepted. The treasurer's report was presented as well and likewise accepted.

#### OLD BUSINESS

John Wayand, Jefferson County Public Works Department, presented an update on the Paradise Bay Road/Edgewood Drive improvement project. The project encompasses Paradise Bay Road from approximately Ludlow Creek to Teal Lake Road. It will include lowering the grade of Paradise Bay Road southwest of its intersection with Edgewood Drive by approximately one foot, improving line of sight from Edgewood Drive. Four foot shoulders are to be included for the entirety of the project along with right turn lanes from Paradise Bay Road to Edgewood Drive as well as possible improvements in the area of bus stops. Correction of soft spots in the road bed will be completed before the general repaving. Relocation of utilities, the Edgewood Village monument and corrective landscaping in the vicinity of Edgewood Drive are included as well.

Wayand advised that the successful low bid was offered by a Port Angeles contractor at approximately \$971,323.00. The projected commencement date of the project is May 26; possibly earlier. Completion is scheduled for late August 2015. In instances where two-way traffic on Paradise Bay Road cannot be restored at the end of the work day, automated, temporary traffic signals will be erected to facilitate the flow of traffic through the project area during non-working hours when flaggers are not present.

Mr. Wayand was complimented for his diligence in pursuing this project, keeping the community informed and for being responsive to concerns from the community.

#### NEW BUSINESS

2015-2016 Budget: Kay presented the budget proposal for the coming year. It was moved, seconded and approved that the post office box rental not be renewed on its expiration in early 2016 and that the Association's mailing address be changed to that of the Bay Club, with mail retrieved from the EVHOA mail box at that location. With that amendment, the budget proposal was accepted for presentation at the annual meeting.

Landscape Maintenance Update: Brett advised that the landscape maintenance contract with Ramon's Yard Care went into effect on April 1, 2015. He circulated a copy of the

contract for review by those in attendance and offered that it includes the contract cost of \$1,680.00 as well as a specific schedule of areas to be serviced and work to be performed. He added that there was also a provision for additional landscape work to be performed at a rate of \$26.00 per hour. Kay mentioned that Jefferson County would probably mow the right of way on Edgewood Drive if requested.

ARC Update: Brett advised that three ARC submittals were recently approved by the South Bay Community Association ARC. The requests involved final clean-up of Tract C to cut remaining stumps and cuttings from work done last November. The requests also included removal of three trees near the top of Edgewood Drive and immediately adjacent to the road surface, as well as limbing of other trees in Tract C to accomplish view maintenance. In addition to approval, permits were issued and work was expected to commence in the near future and was expected to be completed in short order.

Fire Hazard Abatement by PLA on Trail: It appeared that PLA will continue with weed control and occasional mowing of the first two Trail fairways, thereby minimizing the fire risk during the coming summer months. Provisions for irrigation will be addressed as the need arises.

#### COMMENTS

Bert Loomis solicited input from all interested on Edgewood Drive landscape modification to provide for suitable blending of landscaping provided by the county in connection with the Paradise Bay Road project and landscaping of the HOA. It was suggested that some of the existing landscape features are overgrown and could be replaced with more low profile plantings. A nursery supplier may provide design input at no cost if plants were purchased from that supplier. Kay offered that village volunteer efforts in that area could be credited hours under the Firewise Program.

PLA logging operations were mentioned and that such operations continue to be discussed and reviewed. While it appeared that PLA notified several government activities of their logging plans and some permits were issued, it seems PLA failed to comply with the development plan for the master planned resort which prohibits such logging. Mr. Loomis commented that as investigation and review continues, future logging within the master planned resort should be prevented and some remedy may result concerning the past logging.

Michael Armstrong mentioned that he and Gale Kulm have been working on aspects of community emergency preparedness for the Edgewood Drive portion of the HOA and that related information and documentation should be prepared for delivery to members in the near future. He added that Jim Nickless is working on similar activities for the members on the Deer Hollow Circle side of the HOA.

Sue Oemichen suggested that members be thinking about planning/participating in a HOA picnic in September. She also suggested that the annual meeting in June be followed by a potluck cookout of burgers and hotdogs.

## FUTURE MEETINGS

To accommodate scheduling conflicts of several board members, the annual meeting was rescheduled to take place on June 23, 2015 at 3:30pm at the Bay Club.

September 17, 2015

The meeting be adjourned at 10:55am

Submitted by James Selby, 4/25/05