

**CORMORANT PASSAGE HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES, 7 JUNE 2007**

Attending:

President; Garey Heumphreus  
Secretary: Norm Gaudreau  
Webmaster: Jim VanVleck  
Member at Large: Neal Snider

Not Attending:

Tim Clark: Safe Streets  
Pete Peltier: Architectural Review Committee

The meeting took place at the home of Neal & Judy Snider, 410 Keach Loop and started at 1900. The Board wishes to thank Mr. & Mrs. Snider for their continued hospitality.

**MEMBERSHIP**

- An attempt is currently under way to re-energize the Board Members and residents of our neighborhood. Several suggestions were discussed to further this initiative to include a door-to-door distribution of minutes, notices of upcoming annual meetings and information sheets on various topics of interest to all residents. These handouts should be more visible than newsletters, which are mailed and should include any reference information, which might be helpful to the residents, such as the web address of the association, the names and numbers of the current board members as well as the main focus of that particular flier. It was suggested that these notices be printed on brightly colored stock.
- The current effort at re-organizing will also include a re-write of volunteer job descriptions of the various positions held by the Board members. It is anticipated that with a clearer image of the various responsibilities associated with the running of the Association more individuals might volunteer to fill those slots. All current members of the board were asked by the Garey to write their vision of their position duties and responsibilities. A regular quarterly meeting day will be established to encourage maximum attendance and participation.
- Garey Heumphreus gave a brief financial report. Our current balance is approximately \$5,400.00. Approximately nine members still owe their dues for the upcoming year and reminders will be sent. The dues remain \$50.00 annually and were solicited in March. Dues, and other correspondence to the Association, can be mailed to P O Box 88704, Steilacoom, WA 98388.
- The annual letters to the remaining residents of Cormorant Passage that are not official members of the Association (Chapman Loop, West Shore Drive, and Chapman Court) are in the mail. The purpose of this note is to solicit a voluntary \$50 "dues" contribution from each neighbor toward expenses for the upkeep of the beautiful Cormorant entrance that we all enjoy.

**OLD BUSINESS**

- Minutes from the 6 March, 2007 meeting were reviewed and approved.
- Satellite Dish – One satellite television reception antenna (dish) remains on a homeowner's rooftop and is non-compliant with covenants. The Board has voted to pursue a legal remedy if necessary but is still pursuing an amicable result.
- Yard re-landscaping on a property that has taken more than a year remains incomplete and is beyond the time limit extended by the architectural review committee. The owner has recently

discussed the situation with Board members and a short continuation will be extended at this time. The Board will send a letter to state a specific deadline for completion of the work and to ensure further work is vetted through the Architectural Committee before it begins.

- The entranceway's electrical and plumbing difficulties continue. Sprinkler heads have been repaired/replaced by Jim VanVleck and now seem to be functioning. The electrical wiring will be re-inspected and repaired during the coming week or two so that the entrance will be automatically lighted each evening and off during the day, as was originally intended. New lamp replacements should provide for a brighter and more consistent illumination. Reimbursement to the landscaper will be monthly and occasional seasonal plantings will likely be introduced.

### **NEW BUSINESS**

- Rewriting The Covenants – Garey Heumphreus continues to pursue the process to up-date the Association's covenants. Due to lack of neighborhood participation/volunteers to form a committee to undertake this process initiated nearly 2-years ago, it will likely be a lengthy process and may progress one section at a time. All residents are asked to review the existing CC&R's to be found at: [Cormorant Passage Division 3 Covenants](#) on the homepage of the association at: <http://cormorant.steilacoom.net/> . PLEASE send an email, letter or give a call to Garey or any Board member if you are interested in working on updating the covenants or have thoughts/ideas regarding the covenants. If you don't have internet access and would like a copy of the covenants, conveyances and restrictions please advise the secretary and a copy will be provided to you

- Safe Street/Roster Process – Tim Clark is in the process of furnishing the Board an updated copy of the roster of our individual areas of concern. With your participation our neighborhood can be an even safer place.

**The next scheduled meeting of the Board will take on Thursday 26 July at 7 p.m. in the Lounge of the Steilacoom Community Center. All residents are welcomed to attend.**

PLEASE VISIT THE ASSOCIATION WEBSITE AT:

<http://cormorant.steilacoom.net/>

Norm Gaudreau  
Recording Secretary

Garey Heumphreus      Approved:  
President