

Minutes from CPHA Board Meeting - 6 March 2007

Members Present: Tim Clark, Garey Heumphreus, Pete Peltier, Neal Snider, Jim VanVleck, and Norm. Gaudreau

The meeting took place at the home of Neal & Judy Snider, 410 Keach Loop and started at 1830.

Agenda Items discussed:

1. Satellite Dish - According to the CC&R's and the Architectural Review Committee of the Association any such receiving equipment can be used but must be placed so as not to be visible from the road or from any adjacent property. There have been a few recent installations that did NOT comply with covenants. All violations have been resolved except for one property. This location continues to maintain the rooftop dish that is visible from an adjacent property and the main Cormorant Drive. A recent letter from the occupants of this property, dated 5 February 2007, to the Association quoted an FCC rule that prevents such covenants. The legality of this rule is in question and various members of the Board will attempt to clarify it. Tim will discuss it with various authoritative bodies he knows who are familiar with such topics and Garey will discuss it broadly with the JAG office to determine in general terms. Another letter will be sent to try to resolve this issue amicably. The discussion was tabled for future discussion via e-mail pending the results of our ongoing efforts.
2. Landscape Maintenance - The Association is still in the process of selecting a landscaper to do ground maintenance of the CP drive entrance. Bids have been received and seem to average about \$150.00 per month. The landscape company, The Lawn Ranger, will be asked to continue to do the work for that price and a final decision will be made after some online discussion with the Board members. One of the improvements needed at the entrance is to install an additional electrical power outlet. The current outlet used for power tools at that location also manages our landscape lighting, and the use of it reschedules the on/off timing of the lights that then require reprogramming. The second improvement currently being discussed is the extension of the sprinkler lines further down Cormorant drive to join the existing system to the first privately owned system so that no interruption of irrigation would occur along the street edge. The discussion was tabled for future discussion via e-mail with an anticipated decision on maintenance in the near future.
3. Web Page - The Board decided unanimously to have Jim continue his work on the web page for the Association. Jim will explain helpful links recently made available, to his fellow board members via e-mail along with any special instructions on how to maximize their use. A current \$100.00 due invoice will be promptly processed. More to come on the web page from Jim.
4. Safe Streets Initiative – Continuing the Safe Streets Area initiative was discussed. Rosters of all residents have been updated and a brochure will be prepared to explain the process to all residents. Tim is in charge of preparing the brochure and making arrangements to hold a community meeting of some sort later this summer. An outdoor Bar-B-Q is one option currently being discussed. All volunteers and any party interested in helping Tim is asked to contact the board or Tim directly. Jim will also provide the board members with the web path needed to determine the current residents of all addresses in the subdivision.
5. Dues - The \$50.00 annual dues assessment of all property owners continues to be collected. Stay tuned for a financial report of where we stand.
6. Steilacoom Historical School Board - The Association has adopted a wait and see posture regarding the "14 acre" parcel of land adjacent to the subdivision in the direction of Saltar's Point, currently owned by the school system. A recent survey of the area hints at some activity in the near future, but no definite plan has been developed. Francie Peltier, who attended the most recent school board meeting, has agreed to keep the CPHA advised of any developments from future meetings. It is also hoped that the City of Steilacoom would advise the Association of any proposed activity with that parcel of land, which could conceivably affect Cormorant Passage.
7. The Board of Directors of the Cormorant Passage Homeowners Association wish to gratefully acknowledge Neal Snider for his recent thought-provoking article in the Association's newsletter. His suggestion that we all become more involved in our community would certainly result in more productive and positive outcomes.

Norm Gaudreau
Recording Secretary

Garey Heumphreus
President

Approved: