

Friday, February 15, 2019

# Wild Rose Meadow 2019 Annual Meeting

5:30-7:00 pm  
Eastsound Firehall

Current Cluster Representatives (WRM Board):

East Cluster: Cindy McGrady, Stephanie Nouvel (secretary)

South Cluster: Issa Parker, John Vinson

West Cluster: Vicki Clancy (facilitator), Melody Funk

Treasurer: Annie Moss Moore

Those in attendance:

Tammy Myers, Marti Monroe, Dane Steck, Linda Ellsworth, Rich Horton, Carla Stanley, Bari Willard, John Vinson, Issa Parker, Cindy McGrady, Melody Funk, Annie Moore, Vicki Clancy, Stephanie Nouvel, Cristal and Sebastian Quintero, Kurt Hunt, Emily Birka

## 1. Read Minutes from last meeting

- Cars without current registration/inoperable. Mostly cleared up
- Yard house exterior maintenance, tools, garbage, etc to avoid attracting rodents and be stored in one spot
- Reduce driving on pathways
- Power-washing/staining playground did not happen
- Fence repair happened
- Graveling took up most of last annual meeting. Will discuss plusses and minuses

## 2. Acknowledgements of property improvements: Fence repair and new signage

- Acknowledge fence repair crew: Dane Steck, Kurt Hunt, and Danny McAndrew powerhouses that made that happen. ***Thank you!*** (Additional helpers: Issa Parker, Ryan Kennedy, Peter Fisher)
- New signage around roundabout to slow traffic and route traffic properly. Dane put them up. ***Thank you!***
- Additional ***thanks*** for volunteer mowing and weed-eating: Rich Horton, John Vinson, Andi Willard, Sebastian Quintero

## 3. Information about failing hot-water heaters

Jeanne was hoping to come to meeting to talk about it. Some residents' hot water heaters stopped working, temporarily or otherwise. Email was circulated to address this. Jana got in touch with Melody because heater went out for Jana; she got it fixed. When heaters were installed in WRM homes, it was without a flush valve. Clayton came and says Melody's was fine even without a flush valve. Propane appliance, so SJProp will

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come take a look, says John. Kurt: manufacturer says heat pump should be flushed annually, with vinegar etc. Should be two flush valves. If you don't have that, disconnect hot and cold and flush unit that way. Might as well put flush valves in (a pair approx. \$100) once you remove the pipes. Carla: issues may be different: talked to manufacturer about codes. SJProp person came and installed. Gradually moving towards hot helps it keep working.

ACTION: Put procedure on website/CCRs under how to care for your WRM home. Dane would gather info about this, send to Vicki, who will then put this on the website

#### **4. Discussion about success/ problems/ thoughts about last year's re-grading and graveling of parking lots and graveling of pathways**

\$1500 gravel budgeted this year (\$500 for each gravel parking area) to fill holes. Money in budget to take care of unevenness and developing potholes in the in-between times before the next re-grading.

Regarding the gravel on the pathways: John Vinson has puddle/trench in front of his gate. Probably due to how low his gate is hung. Maybe Orcas Ex. didn't want to put gravel there because his gate is low. Discussion for giving John some extra gravel from the order this year would be discussed within his cluster. Otherwise, none of the clusters requested any gravel for the pathways this year.

Bari's house always sitting in water; every year they bring in truck load of dirt. Bog. Probably due to underground infrastructure (tanks underground, etc.)

#### **5. Discussion about modifications to the Rosehip Rd. roundabout**

Last year, Issa, Vicki, Kurt, and Peter began discussing how to slow down traffic in general (particularly near the playground) and correctly route traffic on Rosehip Rd. due to Cindy McGrady's near accident. Cindy called the insurance company. WRM could be sued if there is a car accident caused by unclear signage and people driving on the wrong side of the road. People are trying to retrain themselves. But because the roundabout is difficult to get around, people drive on the wrong side of the street. It's also tricky because of location of south cluster mailboxes (addressed in next agenda item) and the size of the boulders near and around the roundabout. There was discussion about removing roundabout or making it smaller. Pipes under the roundabout, cannot be taken out—from original build? There was discussion about pruning the spruce in the roundabout for more visibility and replacing the larger boulders with smaller rocks to shore up the existing soil.

Service vehicles, such as SJ Sanitation or UPS may never be able to navigate the roundabout, so they will probably always drive to the left of the roundabout when driving south on Rosehip Rd. Some residents in the N/S Cluster can't fit their trucks around eastern part of the roundabout while pulling into their parking lot. Low visibility compounds the problem which include tree in center of roundabout and foliage near the fire hydrant parking slots. Issa and Vicki will look into pruning.

Constant reminder to drive slowly and follow the signs if at all possible.

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ACTION: Ask OPAL and/or see maps on [OPALhomes.org](http://OPALhomes.org) (search under neighborhoods) to find out if there are pipes under the roundabout. Link to plans of homes. The overall community utility plan should be able to determine whether pipes are there, and how that will affect our final plans for the roundabout access. Kurt will look into whether roundabout can be reduced in size. Boulders less big, aesthetic way to hold in soil but not poke out so far. Adjustment of roundabout but still qualify as protecting the pipes? Ongoing discussion.

#### **6. Discussion about moving mailboxes**

Moving south cluster mailboxes is part of the discussion of removing the congestion near the roundabout. Picking up mail from your car encourages people to not drive around the roundabout in the right direction. It would also be safer for pedestrians when they walk to the south cluster mailboxes if they weren't so close to the roundabout. There were several suggestions but it was decided that possibly moving the mailboxes towards South/South cluster, on the other side of the playground, might alleviate congestion. Linda mentioned that what would help overall is if people would just park their cars and then walk over to the mailbox. This would keep cars from driving on the wrong side of the road. Driving on the wrong side of the road happens at both set of mailboxes.

ACTION: Carla will assess the possible new location of south cluster mailboxes.

#### **7. Discussion and possible implementation of replacing the 8 existing signs (those that have the house addresses and the “aerial view” of the location of each house) due to damage, rust, and fading**

Where did these signs come from? Elaine and Jeanne at the OPAL office couldn't find the original records/paperwork. Linda said that she knew the person who made the signs and will contact her on facebook. We believe her name is Hannah and she lives in Friday Harbor.

ACTION: Linda will message her to figure out which company printed these. Does she still have those files? Cost? There is money budgeted for replacing these signs, but if it costs more than the allotment, we will put this on next year's agenda. The sign for North/South cluster needs to be moved (too close to houses). The group is generally in favor of replacing these. Bari: if we get new ones, they can be covered in clear rustoleum to prevent rust.

#### **8. Discussion of a barrier along Mt. Baker Rd. Near S/S Cluster footpath**

Emily has 2 year old and 1 year old. Ella makes a break for it, runs towards road. They can only catch up with her just in the nick of time. Can we put up a barrier/gate on the bridge to deter the young from easy access to the road? Accessibility for wheelchair important. Ice is not solid; some kids have been seen testing that out. One of Heather's kids fell through the ice many years ago. Vicki: all of the fencing around the wetland is coming down eventually. We have to maintain the wetland, but some railings and a gate on one side of the bridge would work, but no permanent barriers anywhere else will work. Crystal: a sign of warning? Vicki was told by

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insurance co.: When you put sign saying something is dangerous, it takes it liability up a level, riskier insurance wise. Gentler sign: Observation only, please take care... Fragile ecosystem?... Stay on path? Carla can make signs that match the other signs she has made to put on both sides of the bridge. Carla suggested Split rail and hog fencing for the railings and gate. Dane will help design of both. Linda reminded that the gate needs to be on a spring so it's guaranteed to close. There was unanimous support for railings, gate, and sign.

ACTION: Emily will head up committee including Stephanie, Al and Dane. Anyone have materials to donate? \$750 approved in budget for railing and gate on bridge. \$200 budgeted for signs.

### **9. Information about San Juan Propane billing and fixes**

Carla: use buying power to muscle for lower price? As on demand customer, on automatic fill, should never be more than 2.99 per month, but there has been a problem of overcharging not just at WRM, but in many households. We're dealing with Amerigas. (They own San Juan Propane? They don't care, says John Vinson). Call San Juan propane if your cost per gallon is too high. San Juan Propane is very helpful and is trying to rectify the billing problems, but keep checking your bills just in case. them contact them repeatedly until you get satisfaction. San Juan Propane owns tanks in the ground at WRM.

ACTION: Carla offered to go up there and speak on our behalf to negotiate lower price as a neighborhood.

### **Additional Topics not on the Agenda addressing the affects of snow**

#### **A. Plumbing: snow has knocked over some plumbing vent stacks on the roof.**

Plumber was let go halfway through WRM development; some inferior work was done. Bent pipe means broken pipe. Rubber boot can leak. It's important to get them fixed right away. Five years ago or so this happened and Captain Barb came and fixed them. Have a look at your roof and see if you have any bent vent stacks. You can get them repaired on your own, but if we can get a count of which households need repair, perhaps we can get someone to come and repair all of them at once.

ACTION: Vicki will contact Jeanne to see if the cost of repair can come out of individual home maintenance funds that are set aside in our lease fees and who to contact for repair (Captain Barb?). If you want to get on a list of people who need vent stack repair, you can send your name and address to Vicki and she will try to get someone to fix the vents asap.

#### **B. Snow plowing**

A snow plower was hired: thanks to Cindy making this a regular line item in the budget. It's the first time we have needed it. Norm Flint came (late at night) and plowed the road and almost all of the parking lots. He said that if we had called sooner, it wouldn't have

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been as difficult and would have been a better job. It would have been better if he had come twice, rather than after it was 9+ inches. He suggested that since he plows the medical center, he could just take care of our roads at the same time, in the future, without us having to call him. He'd come over and do it automatically and then bill us. We decided that if the snow was at least 4 inches, we would have him plow Rosehip Rd. and all of the parking lots. If it's 2-3 inches, we would just let it melt. He charges \$160-180/hour. He's honest and reliable (many of us know him personally). This would take care of the guess work about who makes the call and when to make the call. It may have cost the same amount this go around as he would have come twice instead of once, but it would have been a better job under those circumstances. We paid him \$350 for this plow and we have \$1200 in our budget for plowing.

**ACTION:** Go ahead and approve to have him plow if it's 4 inches or more. Go down middle of each cluster parking and main roads. Vicki will contact him and make sure the billing process is clear between WRM and OPAL.

#### 10. **Budget approval**

Budget approved: see attached budget

Some mentions below:

- Storm Clean Up Fund: \$1200 (so far used for snow plowing)
- Year by year: parking lot repair fund \$1700
- Each cluster should find designated spot to pile gravel
- See what 5 yard dump truck cost, put it in 3 places/divide it into thirds (by cluster: S/South cluster, N/South cluster, West cluster)
- Bridge project: \$750. **ACTION:** Approved
- Wetland Signage: Hired Carla to make signs. One on each side of bridge. \$200. **ACTION:** Approved
- Up to \$1000 for berm chips in budget, if needed. John may be able to get inside info on when county will dump chips, so those with trucks can get them before they're gone. Where should they be dropped? By the playground for both south clusters. Smaller loads, dump at the east and west clusters.
- Sign replacement for \$300 used this year if cost doesn't exceed this amount. If not, move to next year's budget.