

July 11, 2022

A meeting was held between Gateway Heights and SMV South boards regarding the retention pond 6:00 July 11, 2022 at Double Barrel BBQ.

As a backstory - In April the city reached out and informed us both that we needed to do much more maintenance on the retention pond. The site was walked with Bob Ruby (golf course owner) as well as David Lee (city engineer). Also present was Doug Hartfield of Gateway Heights, Giles Little, Roland Noe and Chris Strain. There is a long ditch all down the South side of the development leading about 200 yards to the retention pond, and then outflow from the retention pond leading about 50 yards away. Bob Ruby would like to develop the golf course area, and there is excessive water there, so they are concerned it is coming from the ditch and would like that cleaned up. Specifically the trees and brambles along the berm, as well as all the trees that are around the retention pond.

An estimate was provided with 4 options by Lopez Island Construction.

Option 1 – Clean out trees and bushes from the ditch, regrade ditch to pond leaving materials on site. \$20,000 with tax

Option 2 – Clean out the trees and bushes from the ditch, regrade ditch to pond and haul material away. \$25,000 with tax

Option 3 – Clean out trees and bushes out of ditch, regrade ditch to pond, remove brush from pond leaving material on site. \$40,000 with tax

Option 4 - Clean out trees and bushes out of ditch, regrade ditch to pond, remove brush from pond removing material. \$50,000 with tax

Meeting started at 6:05 July 11, 2022

Present: from Sauk Mtn View Estates South: Giles Little, Roland Noe, and Chris Strain. From Gateway Heights Doug Hartfield and April Patterson.

Estimates were discussed. The homeowner associations agree to be 50% responsible for all the work done, but as the city was very unclear about expectations, and have been charging stormwater to the neighborhood we will be asking them for a contribution to the cost.

Doug composed a letter to give to the city to ask for their assistance with the cost. Doug will also approach Bob Ruby, as the reason this is coming up is his desire to develop the land of the golf course, and difficulty in doing so as it is too wet.

It was unanimously agreed that we pursue option 2 this year. Clean along the ditch, remove trees and brush, regrade and remove all material.

If we can put the logs somewhere so people can come and get it for firewood we will, and Lopez Island Construction has agreed to adjust cost accordingly.

Chris brought up that the city may be able to remove the brush and material as a contribution also.

Giles to let Lopex Constr know to proceed. They will be beginning at the beginning of August.

On a Sauk Mtn View Estates South only topic:

We have built a reserve fund to \$10,000 specifically for retention pond and playground use. We have around \$8600 remaining in the checking account. We will have enough money to get through the end of the year with the \$12,500 fee for the retention pond, with very little left.

A special assessment to build back the reserve funds will need to be assessed at the time of the 2023 dues.

There are some concerns with the current lawncare company. We currently pay \$597/month, which has not increased in around 10 years. They are not cutting the strip along the road going into Vecchio court, and edging is not being done well. These things have been brought up by Roland but we have not had a response.

Roland Noe got an estimate from Garza's lawncare for \$700 per month.

Gateway Heights uses Skagit Lawns. (Riego at 360 503 3980) It was agreed that Roland will reach out to them for an estimate also.

Meeting adjourned at 6:30

Notes Submitted by Giles Little