

**Solana Estate Lots Homeowners Association
Minutes of the April 24, 2018 Board Meeting**

Call to Order

The meeting was called to order at 6:00 PM.

Roll Call

Board members present included:

Don Owens
Mary Hartman
Joe Pancoast
Bruce Emery

There being four of five Board members in attendance, a quorum was present for the conduct of business.

Proof of Notice of Meeting

The Secretary provided a true copy of the Email providing notice of the meeting, which correctly stated the date, time and location of the meeting, and included a list of all recipients of the notice—thereby verifying that notice had been given in accordance with the Bylaws.

Adoption of Minutes

There were no minutes requiring approval.

Officers' and Committees' Reports

There were no Officer or Committee Reports.

Unfinished Business

There was no unfinished business.

New Business

The Board opened a hearing for a request for appeal of a condition of approval as issued by the Architectural Control Committee (ACC). The request was submitted by Caleb Anderson, Anderson Homes, on behalf of Stephen and Connie Kunick, and involved the decision of the ACC, as issued April 9, 2018 (Exhibit 3), regarding their development proposal on Lot 19, being 50 Flying Cloud Street. Specifically, the request sought review of Condition #1 of the ACC's decision, limiting the area of impervious surface to no more than 8,000 square feet, as required by Section 5.1.3, CC&Rs. A total of five (5) exhibits were provided to Board Members and the Appellants on the matter.

The Secretary started the proceeding by reading verbatim the Letter of Appeal provided by the Mr. Anderson, dated April 14, 2018 (Exhibit 2). Mr. Anderson spoke on behalf of the Appellants, indicating that the location of the garage in the lower rear of the building was necessitated by the steep grade of the property, which made placing the garages towards the front of the property cost-prohibitive. The location of the proposed driveway included a grade of 13%. Mr. Anderson noted that he had explored several options for pervious surfaces to use on the driveway, including pervious asphalt, pervious concrete, and even turf grid. He noted that all options were not allowed on

slopes greater than 10%--leaving gravel as the only option. The Appellants were concerned that limiting the surface to gravel would likely result in risk of washout, less traction for motor vehicles, and ultimately less aesthetically appealing than the exposed aggregate surface proposed on the front-end driveway portion.

Mr. Anderson also described a proposed mitigation strategy for addressing stormwater flow rates from the site. The proposal included the installation of a vault, 14-feet by 7-feet by 5-feet that would receive all stormwater collected from impervious surfaces and time-release the water, thereby avoiding over-running the Solana stormwater system during peak precipitation events. The system would be engineered and Mr. Anderson testified that the City of Sequim engineers viewed the proposal as a favorable solution. Mr. Anderson noted how unusual it was that the language in Section 5.1.3, CC&Rs, seemed to restrict the ACC and the Board from any waiver from strict compliance, regardless of available mitigation options.

The Board discussed the testimony provided and asked questions of Mr. Anderson. Some concern was expressed that stormwater from pervious sources (e.g. landscaped areas) might be channeled based on current grading present on the site, and discharge to neighboring properties. Mr. Anderson indicated that final grading would address those concerns. The safety of the steep driveway, especially at the curve was discussed. Mr. Anderson agreed to consider incorporating large landscape rock as a safeguard against the loss of control of motor vehicles using the steep driveway, especially during icy conditions.

After some discussion, the Board agreed to move ahead with a vote on the matter, and then to discuss what the next steps might be. It was moved and seconded to deny the request for appeal, based on the compelling language contained in Section 5.1.3, which specifically prohibits the Board of Directors from granting any waiver of the maximum Impervious surface limits as established on the Plat of Solana Estate Lots. The motion passed unanimously.

Joe Pancoast suggested that, since the CC&Rs only limited the ACC and The Board's authority to grant relief from the maximum impervious surface requirement, that this matter might be brought to the Association for a one-time vote whether to grant the relief sought, given the unique circumstances, proposed mitigation, and improved aesthetics of the intended design. Mr. Pancoast also indicated that detailed design information on the proposed stormwater vault, and how it will work, would be needed for him to be able to support the proposal. It was also suggested that the Declarant consult legal counsel to see if a vote of the membership would be proper.

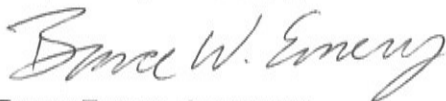
Non-Agenda Items and Discussion

There was no Non-Agenda Discussion.

Adjournment

The meeting was adjourned at 7:20 PM.

Respectfully Submitted,



Bruce Emery, Secretary
Solana Estate Lots BOD