



shelter bay community, inc.

ANNUAL REPORT TO THE BOARD OF DIRECTORS By the BUILDING COMMITTEE

In the past year, the Building Committee approved 94 new permit applications, compared to 106 in the prior year. Of this total, 21 permits were for remodeling and other improvements, 13 were fence permits, 9 were heat pump or propane installation permits. Painting was popular, with 35 paint permits issued, and there were 16 roofing permits. Site visits were made to 86 project sites to make final inspections, and a large number of site visits were made to project sites for which permits were requested. One dock change permit was closed out upon minor changes to the original permit.

Extensions of time for completion were authorized for 4 projects. We are trying to improve our tracking system for projects once permits are issued. We became aware of open permits for cancelled projects as well as projects completed but not finally inspected, resulting in completion deposits remaining on file. A few of our residents still have the mindset that intermediate and final project inspections by our committee are not required – so we hold their deposits for longer than necessary.

We reviewed eight variance requests, and approved six – most were for minor projections into setback restrictions.

Language in our guidelines for roofing specifications was reviewed, and was modified to apply only to the roofing material and not the underlying substructure. Shelter Bay standards for Class A fire rated roofing material are greater than those required in most of Skagit County and Tribal lands.

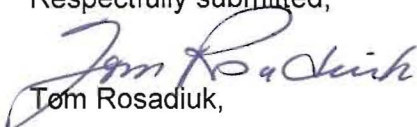
A new policy was established regarding construction for which Building Committee permits were not issued. This policy is now in effect, and fines will be levied on members who do not comply.

We dealt with complaints and minor infractions of our covenants such as electric deer fences, resident egg-laying chickens, chain link dog enclosures, too-tall view-obstructing chimneys, non compliant fences, and colors that were too bright.

Committee members served on a subcommittee trying to establish a standard for marina bank stabilization and improvements acceptable to the Tribe's environmental office. That effort is ongoing. Other subcommittees involved participation in a lighting upgrade to the clubhouse, and the cause of siltation in the north marina.

The Committee also changed its meeting date from Wednesdays to Tuesdays to accommodate member's schedules. 'Tis a happy and devoted group, but our numbers get a little thin with various seasonal obligations.

Respectfully submitted,


Tom Rosadiuk,