

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
JANUARY 24, 2009**

The Semi-Annual Meeting of Sunshine Acres Property Owners Association was called to order at 1:00 p.m. on Saturday, January 24, 2009, at Gardiner Community Center by Gary Getch, President. A quorum was established. Gary introduced the board and the new member Adine Kretschmer, Ev Stauffer, Annemarie Montera, Marty Tipton, Jim Wilson and Ben Schrenzel. Gary thanked the volunteer help for putting on a great potluck.

Minutes:

Marty Tipton presented the minutes for the July 2008 meeting for approval. Those in attendance took a few minutes to go through the minutes. They were reviewed and with no corrections or questions, Kathleen DeStefano made a motion to accept the minutes as written. Seconded, no further discussion, motion passes.

Treasurer's Report:

Annemarie gave the Treasurer's report for 2007-2008 first for approval (see report attached and on the website). Anne Stiles audited the books and Annemarie included a copy of the final treasurer's statement; they do not match because when she did the last statement to the board, the interest for the General and the Mussel Beach Road were not known since she hadn't gotten the statements yet. The audit from Anne Stiles includes the interest. The figures do match with the exception of the interest added. Annemarie reported that the last time there was a discussion about moving the returned dues which usually occurs when someone who currently lives in Sunshine Acres buys another piece of property here, it becomes an aggregate lot, and so if they've paid their dues and they pay again at closing, we refund the extra dues. Annemarie had been putting them in as an expense and it was easier for the auditing process for them to see it as actually something coming off of the income so it got moved on Annemarie's statement up to the income portion instead of as an expense. In this year's audit it was noted that when she does deposits, she usually puts the net deposit that goes into the general account instead of marking down everything that she puts into the general account and then taking out to go to the Mussel Beach Road account and that was a little confusing for the auditors, so this year she is putting in the records the exact amount that she is depositing into the general account and showing it as a transfer out to the MBR account. It has to be done that way because the bank has to have two signatures in order for us to split a deposit. The only other change was just the date was handwritten in to make the correct change. Anne Stiles is here at the meeting so if you have any questions, see her. Hearing no questions, Annemarie asked for a motion from the floor to accept. Nina Coulter made a motion to accept the auditor's report as reported; motion seconded, Gary reported that it was a little unusual to approve the audit report, but it was decided that it was good to have someone look after the report, so with no further discussion, Gary called for the vote. Motion passes, auditor's report is accepted.

The second treasurer's report is the one which is as of the last board meeting, 2008-2009 year to date. See attached report. The biggest difference is in the newsletters and ballots. About \$1500

of that \$1900 was for the by-laws (photocopying, envelopes, stamps, etc.). The reason there is a savings in photocopying for other things is that Annemarie can photocopy much of the SAPOA business at her office for their cost. Everything else is pretty much in line with years in the past. Annemarie explained that the retention pond fund was bumped up to \$5000 to cover repairing anything that might come up at the retention pond. It was decided to put \$500 into the MBR road account every year to without a cap so those two things are noted to lower our unrestricted funds and we're in pretty good shape should anything drastic happen.

Annemarie explained that MBR O&M means Mussel Beach Road Operations & Maintenance.

The treasurer's report does not get approved; only the auditor's reports.

Old Business:

Mussel Beach Road & Common Property Status: Jim Wilson reported anything related to common property in Sunshine Acres (Mussel Beach Road, the retention pond, etc.) will from now on be referred to as Common Properties. MBR maintenance this year was a little slow due to the weather, but it was done – leaves cleaned out, the culvert, no damage or erosion reported. The gate to MBR is locked at this time due to inclement weather until about March. One of the biggest causes of the culverts backing up is rocks and sticks in there, whether it is from falling from the trees, down the hill, or if deer displace them. When members of the Association go down Mussel Beach Road and walk along the road, it would really help and be a great input if when you see rocks and sticks in the culverts, if you would pick them up and place them back on the bank. Jim still has keys for the lock available for when the gate is reopened. The retention pond is working, pumps tested and are okay. At the last general meeting, members brought up dogs and their messes that are left behind. This was addressed in the newsletter, but some folks don't think this means them. New signs were purchased and are going up around the area reminding them to please pick up after their dogs. Jim asked for members to let him know where signs might be needed and he'll get them installed. The signs need to be on their own posts, no other street signs. Don _____ asked if Mussel Beach Road was double locked; yes it is until March or so. Another member asked if Lot 28 is included in "common properties" and Jim explained that yes it is included in common properties.

By-Laws Summary: The by-laws were approved by a large percentage. Just to remind you that some of the biggest changes are the general meeting dates: they are now changed to two times a year and it is the consensus of the board that we have the meetings in April and September. Term of officers is now two years for all officers. Board meeting times are not specified in the by-laws, but for now we are meeting every six weeks. Officers will take office in January instead of September. The current board will run until January and two members' terms will expire then (Jim Wilson and Gary Getch). The fiscal year remains the same with dues due in September. Gary thanked the By-Laws committee of Vicky Taney, Ben Schrenzel, Jim Martin, Dave Rodgers and Annemarie Montera for the long process they endured in changing the by-laws. Little areas of the by-laws are easier to change now than before. A lot of the rules and regulations were moved into another area that the board can change when needed, i.e., ballot instructions, duties of the board, etc., and another election would not be necessary to change

those areas. The next general meeting will be in September or October. Gary asked if there were any comments re the by-laws and there were none.

Architectural Representatives for the Plats: Plat 6&7 and Plat 1 needs reps. Plat 6&7 will need a run-off between their reps and Plat 1 didn't get enough votes in to count. Gary reported that it is important for all plats to have a rep. We need people to volunteer for this duty.

Covenants: Many plats have out-dated or misleading covenants and they all need to be revised. Plat 6&7 are in the process of revising there's. The covenants do work. One member asked why the vote wasn't counted for the arch. rep. election in Plat 1 and it was explained that covenants state that a certain number of ballots need to be returned before a count can take place. The only way to change this is to change the covenants.

E-mail Notification: Now that the new by-laws are in force, e-mails can be sent for some of the newsletters. RCW's still require us to send meeting notifications and ballot information by U.S. Mail. If you haven't given Marty your e-mail address, please leave your name and address on the list on the table. Marty is going to do a "test" e-mail in the next week or so and is asking that when you get the e-mail, to let her know you got it so that she'll know the e-mail address is correct.

By-Laws (Revisited): Gary reported that the By-Laws have been recorded with the County and they will be posted on the website.

New Business:

CERT (Citizens Emergency Response Team): Ev Stauffer reported that drills have been done; there are about 47 members in the greater diamond point area (30 or so from SAPOA). We cover all of Diamond Point. Major functions are to train to help ourselves and then to help our neighbors in the event of an emergency. Trained in search and rescue, first aide, triage, etc. There is an emergency plan in place. Leslie Ferril and Ev Stauffer have led that team for the past 3-4 years. There is going to be some new leadership coming in. If there is an emergency and you see someone in your yard in a yellow or green helmet and most will have CERT on them, please be kind, they are checking for damage. Some cards were handed out a year or so ago that said "OK" on one side and "HELP" on the other. Some new cards will be coming out and they'll have a back page on them to give pointers on what to do in an emergency. If there is a major emergency out here, Diamond Point Road is our only road in or out and odds are it might be closed. We are setting up means to help folks who are disabled. CERT has a little shack alongside the firehouse, we're going to try and get that fixed up to store materials. We're hoping to get an oxygen bottle out here to help with emergencies.

CERT works with emergency management, ham radio operators, fire and the sheriff's departments. If you have any questions, give them a call and they'll see what they can do to help you.

Ev also reported that some time ago a fund raiser was done to buy a defibrillator. Leslie and Ev carried beepers to answer the call for a defibrillator. That service is going away for two reasons: it was really expensive and we weren't getting any calls except wrong numbers and harassment calls. The defibrillator will be stored at the firehouse. If you need it for a meeting and you are qualified to use it, you can get it checked out to you. You might have old magnets that had the little heartbeat on them with phone numbers or info on them and they are no longer any good. The new firehouse in Blyn cuts the response time in half for us on Diamond Point. Diamond Point is on the 5-year plan for a full-time firehouse. Hopefully, we'll get a manned firehouse out here very soon.

Gary asked how much a year it cost to keep the defibrillator out here. Ev reported that the cost was about \$250 per year just for the beeper service, maintenance was about \$500+ to update to new rules for CPR, and about \$200+ every time it is used for a new battery and new pads. We're hoping that if we do have to use it in an emergency, that the fire department will replace those items for us. Adine Kretschmer asked if a class in how to use the defibrillator would be offered in the future. Ev reported that there is a CPR/defibrillator class to be held next month but it is only for CERT members. Ev reported that the Fire Department on 5th Avenue holds classes once a month for CPR training. It costs about \$10. The procedure has been changed, so your old CPR class cards are not valid any more. You are urged to get new training.

Elections: New board positions will be voted on in September; two board members will need to be replaced. Just because the President and Vice-President are leaving, doesn't mean you are running for that office because the by-laws state you run for the board and then the board elects the President and Vice-President and then they appoint the treasurer and secretary. So think about running for a board position.

General Questions/Answers:

Jerry & Anne Stiles gave a report about the deer problems. The number of deer has increased over the past several years primarily from the residents feeding them. They feel this problem will not go away but will get worse. The deer destroy landscape, erosion of our soil with paths and ruts in the yard, huge amounts of deer droppings, as well as unnatural behavior expecting to be fed. The runway is at times engulfed in deer causing a problem for the pilots. They also feel that potential buys may be swayed away from buying in our community because of the deer problem. Anne has read many articles on this issue they say that deliberately feeding deer may inhibit their digestion, leads to secondary infection and causes them to starve or die from other infections. Additionally, feeding deer causes them to concentrate in areas and causes an easier spread of disease and parasites. And they attract predators such as cougars and coyotes. She feels that feeding the deer causes the deer to become more aggressive towards humans and increases the likelihood of a deer/vehicle collision and it may increase a perceived degradation of our neighborhood. There is also the responsibility of being a good neighbor in our community. She has made numerous phone calls to local and state representatives over the past several months and has been in touch with Anita McMillan, District Biologist. Ms. McMillan stated that over a year ago the Washington Department of Fish & Wild Life Enforcement met with residents of Diamond Point to discuss the deer issue. The residents were encouraged to establish an

ordinance that restricted deer feeding. PETA and the Human Society are in agreement on this issue as well. Anne Stiles handed out pamphlets outlining reasons not to feed the deer; she also composed a letter to Kevin Van de Wege, our local representative re this issue; if you're interested in signing it, she'll be glad to mail it for you. And if you're interested in working on a task force to find a resolution to this problem, please let her know.

Hunting: Charles Wysocki reported that during hunting season, two teenage kids were reported on the corner of Diamond Point Road and Diamond Point Way; they were driving a brown pickup slowly down Diamond Point Way. He confronted them and asked what they were doing. They said they were hunting deer and had permission. Mr. Jordan also came over to investigate and stayed until the sheriffs came and looked into the situation. The sheriff told Mr. Jordan they didn't have enough evidence or proof the kids were hunting so the kids were let go. Charles called Fish & Game and told them about the situation and Fish & Game said one week later the same kids were arrested in another residential area for shooting at deer and they were fined \$250 for shooting off the side of the road and \$400 for responsible endangerment.

Vicki Taney reported that in her area of Rhododendron and Manzanita that one of her neighbor's friends went in to another neighbor's yard and tried to shoot a buck in the yard. Ev Stauffer reported that SAPOA's "No Hunting" signs are not recognized by the county yet. Ev is trying to get this taken care of. Discussion about how it is legal for anyone to hunt on Diamond Point with shotguns as long as you are 200 feet away from a residence and the hunters CANNOT walk on personal property to hunt. Miller Peninsula Park is a no-hunting area as well.

Jerry Stiles reported that one of his neighbors buys 750-800 pounds of deer food a month to feed the deer. This is not helping the young deer to learn to forage on their own and is doing them a disservice.

Jerry Mahoney reported that he doesn't think it's a problem having people hunt out here, he doesn't think it's a good idea to hunt between the houses, but in the open areas, he sees no problem, and the open areas is where we need to get rid of the deer. Bow and arrow is legal out here and probably not going to hurt us out here. One aircraft was damaged extensively due to deer problems.

Sara Minneare reported that Fish & Game came out requested that residents out here not feed the deer and Sara reiterated basically what Anne Stiles reported earlier. Jerry Stiles asked if you are compelled to feed the deer, do so out of the area where it is responsible. Edna Chicarelli made a comment that deer can give you Lyme disease.

Gary Getch reported that unless the law is changed, our hands are tied. Re the hunting laws, Gary reported that he and Ray Jordan investigated what RCWs apply and they found out that you're not supposed to shoot from the road, you're supposed to be 200 feet from anybody's property and you have to use shotguns.

Speed Limit: Gary Getch reported that the speed limit on Diamond Point Road was taken to the Commissioner. The Traffic Engineer stated that the limit should be 45 mph because they put the little speed indicators in three different locations and found that the speed was over 45

mph already. The Commissioner didn't like having the speed limit at 45, but put it to 40 mph from Hwy. 101 to Cat Lake Road, but leave it at 35 mph the rest of the way.

Dave Taney asked what percentage of residents was paying their dues. Annemarie reported that 333 are paid fully, that 72 have received delinquent notices and 20 of those are more than one year in arrears. Annemarie reported that those 20 are the same ones we're always chasing after. Of those 20 there are about 8 or 9 who are making payments for whatever reason. There are about 10 people who either want to make a statement or are in dire straits and won't call Annemarie to talk about it. Two liens are out on properties. The Board approved to put liens on anybody who was more than two years behind. Annemarie just sent out the second dues request notice and hopefully by the next board meeting, she'll have a list of people who will get liens. She reported that it is expensive to put liens on property; she hates to put a lien on property for \$50 but some of these people who owe for three or four years plus Mussel Beach Road assessments, the total amount owed is \$3124. Discussion about putting some of these into collections. To go into collections, the collection company gets half of what we get, so it can be a tricky situation. If liens are put on the property, the costs of the lien are paid for by the home owner. A question was asked if it was feasible to publish the names of delinquent residents. We try real hard not to publish people's names; some have legitimate reasons for not paying their dues – health, monetary problems, etc. Annemarie does put a 10% late fee on their bill for every time they are late. We do allow payments; just let us know what is going on.

The next board meeting is February 27, at the Firehouse, 10:00 a.m.

Sara Minneare asked if we find out when property is sold. Annemarie reported that if the sale goes through a title company, we find out about the sales. If it's through a private sale, it is harder to collect and that doesn't happen very often. The title companies always get in touch with Annemarie or the secretary to find out the information for the sale. Gary Getch is also going down to the real estate office to find out about sales out here as well. We have two active collections out there with Peninsula Collections, but for the most part we are trying to do collections on our own and putting liens on the property. Once a property is in collections, we cannot take it out, we have a contract.

Gary reported that there is some left over food that will be sold. See the volunteers in the kitchen.

Nina Coulter made a motion to adjourn, seconded, no further discussion, meeting adjourned at 2:05 p.m.

Respectfully submitted,

Martha A. Tipton

Martha Tipton
Secretary

[NOTE: These minutes were not approved until 3/6/10 since a quorum was not established at the 10/3/09 meeting.]