

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
OCTOBER 3, 2009**

The Semi-Annual Meeting of Sunshine Acres Property Owners Association was called to order at 1:00 p.m. on Saturday, October 3, 2009, at Gardiner Community Center by Gary Getch, President. The whole board is in attendance. A quorum was **NOT** established. As such we will just have an informational meeting.

Minutes:

The minutes were sent by e-mail and copies were made available at the meeting. However, since there is no quorum, they **cannot** be approved.

Treasurer's Report:

Annemarie gave the Treasurer's report in detail (attached), see website for full content. Delinquent notices have been sent. Annemarie reported on the cost of copying newsletters and that we are saving quite a bit by having the copying done by her company and having volunteers do the stuffing. When you see how much is down for member communications, realize that we are budgeting for what our actual cost may be in case she can't do the copying. Our budget needs to show how much money we should have coming in. We cannot set a budget thinking that some people will not pay.

Annemarie asked for a volunteer for the audit, the books are ready. Anne Stiles volunteered.

Gary liked the way the report is laid out, not complicated. Steve Sahnaw complimented the Board for keeping costs down.

Old Business:

Nominations: Steve Sahnaw nominated two candidates: Lois FitzGerald and Jerry Stiles. Annemarie requested nominations from plats that aren't represented on the board. Plats 2, 4 and 5 are plats that have no representation on the board. Lois FitzGerald asked if we could phone people from the unrepresented plats and ask if they would like to run for the board. It is difficult to get people to run. The nominations will remain open until the ballot is sent out. Contact Jim Wilson for nominations. We need a short bio from the candidates for the newsletter. (Ginny Wilken had a written nomination that was not included in the audio minutes.)

Architectural Reps.: Plats 6&7, 1 and Industrial need plat reps.

Common Property Report: Jim Wilson will combine old and new business since there isn't much to talk about. The maintenance of MBR is an on-going item. There will be another maintenance of the road once more around Thanksgiving. Photos are available of MBR. Lot 28 is being maintained by DPAA and they are doing a good job. The retention pond is maintained, pumps working good, zero pumping last year. If you do walk MBR and you see debris in the

culverts blocking water flow, please pick it up and move it out of the way. We're talking large rocks, sticks, etc. Please let us know, but also help out and pick it up out of the way. Two signs were put up earlier this year re shellfish contamination. The Department of Health is in charge of the signs. It has nothing to do with the maintenance of the road; it is set up by the Department of Health. Don Pridham asked how many people use the boat ramp on MBR. That is difficult to determine. There are 286 keys out to the residents. Don asked his question based on the fact that we have to pay for the launch ramp. Jim reported that the survey we completed determines the taxes for the ramp. Now that the survey is done, the taxes will adjust up or down. Gary reported that if we decide not to use the boat ramp that we have to pay to have it taken out. The gate to MBR will be double-locked after first sign of inclement weather. If there's an emergency, the fire department has both keys, and if you have an emergency and need to go down there, contact Jim Wilson. The dog signs are up and appear to be working.

New Business:

Discussion about the septic letter that came out to most of the residents. All septic systems in the marine recovery area are going to have to be inspected. Ev reported on the different septic systems in the plats. Kevin FitzGerald went to the Septic 101 class and commented on what he learned there. Jerry Mahoney asked if PUD was doing their inspections and yes they are. For self-inspections you have to take two classes: Septic 101 and a later class. Once you get your first inspection done by a licensed contractor, then you can do your own if you have taken the classes.

Paint the Town: Gary got a phone call from Pat Downey re a project they have called "Paint the Town" where they help people out who need their house painted. Gary directed him to Ben Schrenzel our helping hands contact. Ben reported that this is through a Catholic charities group and they want to help people get their homes painted who can't afford to do it. Ben reported on a previous home owners association he belonged to that had a section in the newsletter with people to contact if you needed lawn mowing, babysitters, etc. He thought that maybe people in this neighborhood would benefit from something like that and approached the board about it. If people are interested in providing these services for pay, they could put a notice on the website. A disclaimer would be put on the website that SAPOA does not endorse anyone or anything. Jerry Stiles reported that there is a nursing home that has a similar situation with volunteers or people being hired to do certain jobs at the nursing home causing liability problems. Ben asked if there was anything that would prevent us from doing this and it was reported that this was talked about at the board meeting and the board said no, they didn't want to do it. Rick Tipton reported that there is a difference between a nursing home and your home. This is a buyer-beware type of situation. SAPOA will not be responsible for any liability if there is an issue. Back to Paint the Town: Pam LaLonde applied for house painting. They would provide all the equipment, rollers, brushes, etc., and was able to get Costco to donate labor for painting. Paint the Town also wanted to know if neighbors out here in SAPOA would be willing to volunteer as well. It won't happen until Spring, so Ben will put a notice on the website and in the newsletter, just let him know.

Thank you's: Gary has spoken to the E-cycle place out on Hwy. 101. They also take newspaper, cardboard and at present time you have to pay a bit to leave it there, but at other

times you may not have to. They will take glass at times. They pay for scratch beer and pop cans. There was a sign for fire volunteers at the reader board; the fire department needs volunteers, contact Mary Dee Countryman or the main station in Sequim.

Gary thanked Shelia Parker for our newsletter. He also thanked the people who work on the Beach road, and the people who worked on the front entrance sign: Jack McGinty, Doug Cornell, Paul Myers, Annemarie Montera, and Marty Tipton. Thanks to Steve Sahnov for picking up on Diamond Point Road. Glen Foster mentioned that the same people have been cleaning up Diamond Point Road for years and they could use some help. All volunteers are welcome. Information is available on the website.

Annemarie thanked both Jim Wilson and Gary Getch for their guidance on the board; we are going to miss them.

Jerry Stiles made a comment about dues notices being put on the reader board. Rick Tipton thanked the elves for putting up decorations last Christmas on Diamond Point Road.

Annemarie explained about the dues. Previously dues notices were being sent to the tune of 406 notices. That is a lot of notices and takes a lot of time. The past couple of newsletters had notices on when dues were due. Notices will be sent out when dues are delinquent. It is very expensive to print out 406 notices, with postage.

Jim Wilson mentioned that these meetings are for the membership. It is real important that we as neighbors get with our other neighbors. If you hear them complain about something, say òletø go to the meeting and represent usò at the meeting. Talk with your neighbors about running for board positions or plat reps.

Since this is not an official meeting, there will be no adjournment. Adine reminded everyone that there is ham left over, see her.

Meeting over at 1:50 p.m.

Respectfully submitted,

Martha A. Tipton

Martha Tipton
Secretary

Minutes approved as corrected

Date: _____

Secretary Initials: _____