

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION  
SEMI-ANNUAL MEETING  
SEPTEMBER 11, 2010**

**THIS DOCUMENT IS INFORMATION ONLY. A QUORUM WAS NOT ESTABLISHED SO NO MINUTES WERE TAKEN NOR WILL THEY BE VOTED ON.**

The Semi-Annual Meeting of Sunshine Acres Property Owners Association was called to order at 1:05 p.m. on Saturday, September 11, 2010, at Gardiner Community Center by Annemarie Montera, President. A moment of silence was done to remember the victims of September 11, 2001. A quorum WAS NOT established, so no business can be conducted. This will be an informational only meeting. Board members present: Annemarie Montera, Ev Stauffer, Lois Fitzgerald, Marty Tipton, Ginny Wilken and Adine Kretschmer. Absent: Gerry Stiles and Ben Schrenzel.

Randy Grubbs for Marty Hoffman discussed decorations on Diamond Point Road during the holidays. Donations and volunteers are needed: money, materials (larger ornaments requested) and manpower. A list for volunteers and phone numbers was distributed. He would like to request \$200 from SAPOA. Other individuals out on Diamond Point have also donated. They also requested to put on the Reader Board when the decorations will be put up. Discussion about that and that we'll also put on the website as well. Kevin Fitzgerald thanked the people who put up the decorations. They do a great job. Since we don't have a quorum, we can't approve the \$200, but the Board will take this up at the next Board meeting.

Minutes for the March meeting could not be approved due to lack of quorum. Please keep your copies and if you see something that needs to be corrected, let Marty know.

Treasurer's report is available on-line and attached to this document. Discussion re report on restricted and unrestricted funds. Restricted funds have to be used for a certain item; unrestricted funds can be used for just about anything. The money for the bond for the Aquatic Land Lease (the boat ramp) is required by the state. In this case the state is allowing us to have the restricted funds available in the bank in case we need a bond. It is to insure our annual payment over the term of the lease.

Annemarie asked for someone to help with the Audit which will be approved at the next general meeting. It's easy to do. No one came forward.

Annemarie reported that the budget ballot passed with 168 yes votes and 25 no. 194 ballots were returned. One was not marked at all. The Architectural Ballot reports could not be counted for Plats 1 and 2 since not enough ballots were returned for the vote to be legal. Two plats do not have architectural reps. And in order to change the amount needed for a valid vote, it requires a covenant vote. One-half of the members are required for an architectural rep vote to be valid and two-thirds of the members are required for a covenant change to be valid.

Discussion about moving the Mussel Beach Road O&M (operating and maintenance) funds from the operating account to MBR Money Market fund to get more interest. We can always move the money back when needed. We'll bring it up at the next Board meeting. Annemarie has gotten phone calls re the money in the bank we didn't spend. We need to budget for what might happen. One lawsuit will deplete any money we have on hand real quickly. And we do have an appointment with a lawyer in the coming weeks regarding a member who has encroached on the Mussel Beach Road embankment.

Short discussion regarding this issue and how it was done without our knowledge or approval; not approved by the County either. We need to protect our investment in the road.

Annemarie reported that volunteers were doing a lot of our work, preparing the minutes, treasurer's reports, copying documents, mailings, etc., but that may not go on forever. We may need to be prepared to pay for the work if we can't get more volunteers to run for board positions. Annemarie also reported on liens to be placed on properties and the reserves we have in our accounts. We have \$4530 in delinquent dues, 35 members or 8.68% of the membership has not paid their dues for 2009-10. Three are making payments, 14 are more than a year over-due. Most of the 35 were just last year's delinquent dues. Discussion about the funds in reserves and what they are used for. Dues can be paid over time. Just check with the treasurer. The funds are there for the membership. The Board made the decision that anyone who was more than two years past due was going to have a lien put on their property for past dues and for the fees to put the lien on and take the lien off. When the property is sold, we will get our money back.

We are going to be centralizing the architectural rep documents; one file for each parcel. These files will be held in the storage unit instead of in each rep's home. Covenants are needed for Industrial Plat. Residents in Industrial Plat can't change anything without the whole membership being involved. Volunteers are needed for Industrial Plat. Initially Industrial Plat was going to affect all of Sunshine Acres, but now that is not the case. A change needs to be made separating out residential from commercial.

Ev Stauffer gave a common property report. He sprayed for weeds on MBR and at the retention pond; there is no water in the pumps. Trees at the pump site will be topped. A work party will be done after Thanksgiving. A tree was dropped by the same member who placed the hoses on MBR. The County Code Compliance people said to leave it alone until the lawyer answers the issues. Cleaning the tree out will cause more damage. The soil in that area is very steep and very very fragile. The member who put down the hoses, destroyed the surface with a path about 3' wide going up between the trees. Work was done in the Spring on the parking lot at the bottom. A new gate will be made for the top of MBR. Ev spoke with Jim Wilson about the plans for the gate. The posts need replacing.

Ev Stauffer also reported that as a private person he is developing a "No Hunting" petition, including bow, for all of Sunshine Acres except for the western 1/3 of the runway. He needs 204 property owner signatures. See Ev if you are interested and would like to help. Annemarie also reported that she's had 3 calls in 11 days of hunting season re hunting. Many asked why the "No Hunting" signs were taken down. The signs that said "No Hunting" were taken down because they were not legal. The Hunting Season is 9-1-10 to 12-31-10. If you see a problem, call 9-1-1. See Annemarie for more information; much of this information is available on-line. Discussion re what you can shoot during hunting season. Annemarie will have the information put on the website.

Discussion again re putting a notice in the newsletter about not feeding deer. A notice is put in every newsletter.

Annemarie reported that if the hunting petition goes through, it gives the airport association the ability to protect its flyers, but it also says to the state that this is a no hunting area. If the deer are becoming a problem, then the State must do a culling. Right now the state won't cull because this is a hunting area, thin it out yourself. But how do you do it, if there's all these residences around and there's a 200' limit. One member who uses the runway talked about how there should be hunting allowed even on

the eastern end of the runway because that's where most of the deer are located. Discussion about the deer on the eastern end of the runway, but also how there have been three crashes of late at the airport and none of those involved deer on the runway. Once the signatures are obtained, the petition goes for a hearing first. Then changes are made and then it's put into law.

Nominations: There will be three openings for the board and we have three volunteers willing to run, however, according to the by-laws we still need to do an election. Ben's, Marty's and Annemarie's terms are up. Marty and Annemarie are running again as is Lois Fitzgerald. Marty and Annemarie will be at term limits after the next election and unable to run again. Annemarie asked if there was anyone from the floor who wanted to run. If so, see Ev. Make this a real election. The openings are for two years. Ballots going out within the next week or two. The count will be done on Friday, the 22<sup>nd</sup> of October. The new board will be seated at the first of the year and new officers elected.

Please advise Marty if you have e-mail or address changes. The next newsletter is one that can be sent by e-mail. Also, if you move or change your mailing address, please let us know. For the budget ballot and arch rep ballots, we gone back probably 10-14 envelopes because people moved and didn't let us know. And with three ballots being done, many of these came back three times. Per the RCWs we have to send to the address on file.

Meeting off the record at 2:11 p.m.

Respectfully submitted,

*Martha A. Tipton*

Martha Tipton  
Secretary