

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
MARCH 26, 2011**

The Semi-Annual Meeting of Sunshine Acres Property Association was called to order at 1:02 p.m. on Saturday, March 26, 2011 at Gardiner Community Center by Annemarie Montera, President. Annemarie read the ground rules for the meeting: please do not speak over one another, please wait to be recognized to speak, use the provided microphone, state your name and plat number for the record. All members wishing to address the meeting must be current in their dues, registered, and have a voting card. At the start of the meeting a quorum was not present, and the meeting remained informational only until a quorum was met.

Minutes:

Minutes of the September 2010 meeting were sent out for review only, as there was no quorum for official business. Minutes of the March 2010 meeting were thus not approved and are presented here for approval; however, this action is tabled until a quorum is met.

Treasurer's Report:

Lois Fitzgerald presented the report for the year to date. Annemarie explains the current policy on property liens against non-payment of dues. We have increased the number of filings as a safeguard against changes in ownership, such as foreclosures, parent/child transfers, etc., which would fail to honor dues payment requests otherwise. We currently have twelve liens out. We also will exhibit less patience with new owners who fail to pay in a timely manner.

Anne Stiles presents the audit report she completed for the fiscal year September 1, 2009 to August 31, 2010, describing procedures, records, and the verification of all amounts. She commends Annemarie and Lois, who both served during the year, for their professionalism.

Old Business:

Common property report was presented by Ev Stauffer. Retention pond pumps are working well, there was no tsunami damage here, Beach Road is in good shape, and there is a new gate installed which will be painted safety yellow. We may need to do some brush and tree trimming around the ponds at some point.

The architectural report shows that, since not enough ballots were returned to elect any reps, there are now no reps for Plats 1 & 2, 6 & 7, and Industrial. The previously assigned rep is covering the positions.

Annemarie reports on the freelance tree removal on Discovery View, where there are now two properties which have been vandalized. Although we cannot recommend interference, it would be helpful if folks would keep an eye out.

In response to a query about the Nute tree issue on Beach Rd., Ev reports the county has advised us to let the tree stay there, so as not to destroy the habitat in the vicinity. The drainage issue with the same party is progressing, with legal advice.

In response to a question from Claudia Eklund, the gate will be opened on the first of April.

New Business:

The board is preparing a member survey to address several areas. One is to update our database. Another is to explore some bylaws changes to streamline and economize on governance procedures, such as reducing the size of the board from 7 to 5, and dispensing with elections when there are no more candidates than offices to fill.

(At this point, the last member needed to fill the quorum arrives, and so we vote on the standing motion to approve the March 2010 minutes, made by Keith Kretschmer and seconded by Gerry Mahoney. The motion passes unanimously. A motion is entertained to approve the audit report, and is made by Kevin Fitzgerald and seconded by Dave Rodgers. This motion is also approved unanimously.)

The survey will also encourage prospective volunteers to indicate the areas in which they might be able to help, and will solicit comments on any aspect of our governance.

Arlene Peterson asks about finding the dues status of “for sale” properties, and the mechanism of the lien procedure. Claudia Eklund asks if the liens actually produce results. Annemarie explains how the process works and the costs involved.

Anne Stiles suggests that changing the frequency of Board meeting to bimonthly might be a useful recruiting tool. The board in fact did go to six meeting per year with this year.

Since there was no further business, a motion to adjourn was made by Gerry Mahoney, seconded by Greg Knight, and approved unanimously at 1:40 p.m.

Respectfully submitted by

Ginny Wilken
Recording Secretary