

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
SEPTEMBER 17th, 2011**

The meeting was called to order at 1:05 p.m. by Annemarie Montera. Present were Annemarie Montera, Marty Tipton, Adine Kretschmer, Everett Stauffer, and Ginny Wilken.

There is not a quorum present, so no official business may be conducted. Annemarie announces up front that there will be issues brought up that will be for discussion only, as the board is not empowered to take action on many of these matters.

Minutes: The minutes of the March 26 general meeting were distributed to all present, we present them for information only, as we cannot approve them.

Treasurer's Report: The Treasurer's Report for the fiscal year ending August 31, 2011 is presented by Annemarie in the absence of Lois Fitzgerald. Lois is resigning due to relocation, and Annemarie will take on the Treasurer's duties through the end of this year, at which time we will need to elect, enlist, or hire a treasurer. At this time we also request a person to step forward to audit our past years' books.

Old Business:

We need architectural reps in Plats 1,2,6,7, and Industrial. In their absence Ev will continue to stand in for them as SAPOA representative. A lack of interest has blocked elections of reps, as well as needed changes in almost all the covenants.

Beach Road will need some pruning, and the previously sprayed brush in the retention pond needs to be removed. Lot 28 is maintained by DPAA volunteers.

On the Nute drainage issue, Annemarie explains the sending of the letter asking for removal of the drain lines down to MB Road. Our previous conversations indicate that he will likely not comply, nor do we have any clear legal standing to enforce liability for damage ensuing. The letter is the initiation of our securing actual legal standing to enforce liability, and follows the process we have put in place for misuse of common properties.

Re the member survey, we received 102 forms out of 401 property owners. The majority agreed with downsizing the board and streamlining elections in which the positions are uncontested. Either action will take a change to the bylaws, for which more than this small percentage of respondents will be necessary.

New Business:

The upcoming election will address five board positions. However, three of the present board, Jerry, Ginny, and Adine, agree to stand for a second term. We invite nominations from the floor; none are forthcoming. But Gordon Tubesing has volunteered to join the board, so there is in effect one vacancy remaining.

We will need a treasurer, to be chosen from the board; lacking a single volunteer, we could possibly divide up the treasurer's responsibilities.

Bill Youngblood asks if the treasurer needs to be a board member. The answer is that only the president and vice-president need to be members; secretary and treasurer need not be, but they would need to attend every meeting in any case.

Annemarie points out once again that if at some point there are simply no more volunteers, we will be forced to hire management personnel. Annemarie hopes that previously uninvolved folks will step forward while she and Marty are still around to instruct them in our procedures.

The budget for next year has been approved by ballot of the membership with a vote of 173 to 9. There still being no quorum present, we proceed to the audience questions and comments.

Comments:

Keith Kretschmer recommends changing the bylaws concerning architectural reps. Unfortunately the individual plat covenants preclude a globally chosen rep, and all arch rep rules are covered by covenant, not the association bylaws. The plat owners are generally uninvolved, and apathy has blocked both arch rep election and covenant change. Steve Robertson inquires about the duties of the arch reps.

Further audience comments include hunting issues and lack of leash and dog cleanup enforcement. Dottie Robertson asks for clarification of lot lines vs road easements. Bruce Tanner asks about a potential conflict about tree setback vs county rules.

Gordon Tubesing volunteers to be the arch rep for the Industrial Plat, but this needs a plat election and/or a covenant change.

Charles Wysocki would like to get Plats 6&7 changed to block hunting. Annemarie had previously explained the mechanism necessary, and states that the individual has far more clout here than does the board in this matter.

Linda Muncie asks if hunters have permission to hunt on her property. Individual permission is required by law for any private property.

The discussion ends and, lacking a quorum, we just go home around 2:00 p.m.

Respectfully submitted,

Ginny Wilken
Recording Secretary

Minutes cannot be approved; no quorum