

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
MARCH 24th, 2012**

The meeting is called to order at 1:03 p.m. by Annemarie Montera

Board members present are Annemarie Montera, Marty Tipton, Adine Kretschmer, Jerry Stiles, Gordon Tubesing, Lois Fitzgerald, and Ginny Wilken.

We have a quorum, with 38 members present. Annemarie reviews the ground rules for speaking at the meeting. She explains that we will follow the usual meeting format, going through all regular business, as an example of the usual procedures for prospective Board members. After that we will address the potentially lengthy discussion of future needs.

Minutes:

The minutes of the March 26, 2011 general meeting having been distributed to all present, Ev Stauffer moves to accept them, with Keith Kretschmer seconding, and the minutes are approved unanimously. The unofficial minutes from the September meeting, at which there was not a quorum, are available for perusal, but not approval.

Treasurer's Report:

Lois Fitzgerald explains how the Treasurer's Report is organized, and where to find desired information within it. She also explains the budget presentation. Don Pridham inquires about a \$324.86 expense under legal expenses, and Lois states this was our attorney's fees in re the Nute drainage issue.

Irma Martin presents the auditor's report for the last fiscal year, and states all was very much in order and well-organized. Everett Stauffer moves to accept the report, and Mortensen seconds, and the auditor's report is accepted unanimously.

Old Business:

Gordon Tubesing has prepared a report on the common properties. He has set March 29th for a work party to neaten up Mussel Beach Road, with projected opening of the road on April 1st, and is asking for volunteers with weed eaters and other useful tools. Keys are available upon application, for a \$6 deposit. An intruder with studded tires has left some marks, but no substantial damage.

The county is planning to repair various street signs. They will also trim, upon having attention called to the need, around fire hydrants, etc.

Lot 28 and the "picnic area" is being maintained by DPAA. There is also a common area called Discovery View Overlook, at the south end of Discovery

View, currently in good shape and accessible. The retention pond will need some cleaning as the season progresses. There is a pedestrian right-of-way running between Madrona and Fleming, near the end of Sunshine Ave. It is clear and open for pedestrian traffic. The easement for aircraft access off Salal down to the dirt taxiway is still fenced by property owner Norris Hibbler, and he is under notice that he may be required to remove the fence should a property owner wish to taxi his aircraft from Salal at some time in the future.

Issues concerning dogs and their leavings are discussed at length. The majority of loose dog complaints seems to originate on private property and these are thus not subject to any authority of SAPOA. However, county leash laws are in place for county roads. The prevalence of abandoned dog waste is increasingly troublesome, but not the job of the Board to regulate or clean up.

New Business:

Annemarie Montera, Lois Fitzgerald and Marty Tipton have completed the organization of files for each plat's architectural records. Members are entreated to use these to record any architectural determinations, permits, variances, disputes, construction, etc., pertaining to their properties. The files will be kept in a secure location with limited access.

For those wishing to donate to the victims of the Blue Ice Terrace house fire, there has been an account set up at First Federal Bank. For household items and furnishings, space #27 at the Diamond Point Storage facility has been set aside.

Marty advises that email address forms are available on the information table, and entreats us all to stay current and in touch. Annemarie adds that our website now has a full complement of information available, including covenants, bylaws, insurance policy, treasurer's reports and so on.

We are advised by Steve Robertson that there seems to be a new landlord accumulating properties for rental. Potential issues can result from a non-resident situation, although at present this seems to be a legal gray area.

Also, Dottie Robertson wants to know the extent of covenant restriction for house renovations and alterations. This varies by plat, and the county may need to be involved in various cases. Ev points out that any electrical permitting must come from the state.

Mary Dee makes an appeal for first responder volunteers, explaining the necessary involvement and great personal reward.

Annemarie makes a thorough explanation of our volunteer dilemma; we are a large association, and more involvement would make light work. In particular, we are seeking new board members to fill the huge shoes which will soon be left vacant by term limits. Annemarie and Marty want to train the new folks in the challenging positions of Secretary and Treasurer before they leave. We are

obligated by law to carry on Board duties; the option is hiring professionals at great expense. Jerry Stiles reports on some association fees he pays, and states that we are getting a very good deal on our dues, well worth our participation in order to preserve. Everett also makes an appeal for more participation. Annemarie outlines the exact responsibilities of SAPOA and the Board, and all those matters which fall under the plat covenants, and makes a final appeal to folks to step up and participate, and possibly to change what they find objectionable.

The meeting is adjourned by universal acclaim following a motion by Everett Stauffer, at 2:15 p.m.

Respectfully submitted,

Ginny Wilken
Recording Secretary

Minutes approved as corrected.

Date: _____

Secretary Initials: _____