

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
SEPTEMBER 15th, 2012**

The meeting is called to order at 1:00 p.m. by Annemarie Montera

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

We do not have a quorum at the beginning of the meeting; the final count is 23, still short of a quorum. Annemarie reviews the ground rules for speaking at the meeting.

Minutes:

The minutes of the March 24th, 2012 general meeting having been distributed to all present, we ask only for any noted corrections. The minutes may not be approved due to the lack of a quorum.

Treasurer's Report:

Annemarie presents the treasurer's report and appeals to the audience for a volunteer to audit the past year's books. She briefly outlines the changes she will propose later in the meeting. In addition, she notes that there are presently 132 members who have not yet paid dues, and explains that the Board of Directors had approved putting liens on properties after two years' delinquency rather than three.

Old Business:

Gordon Tubesing presents his report on the common properties. The county is planning to repair various street signs by the first week in October. Mussel Beach Rd. needs tree trimming/removal, for which we will seek professional help. The boat ramp has been graveled. Lot 28 and the Lot 29 "picnic area" have been groomed by DPAA. The Discovery View Overlook, at the south end of Discovery View, is currently in good shape and accessible. The retention pond is clear and functioning well. Trees have been trimmed by Ev Stauffer and Gordon Tubesing at the request of a neighbor. The pedestrian right-of-way running between Madrona and Fleming, near the end of Sunshine Ave, 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. Everett Stauffer points out that any neighbors wishing to have trees trimmed are on their own, and any such work will not be included in the Mussel Beach Rd. project.

Issues concerning dogs and their leavings are discussed at length. The prevalence of abandoned dog waste is increasingly troublesome, but not the job of the Board to regulate or clean up.

New Business:

Annemarie discusses the advantages of establishing line item budgeting for Mussel Beach Rd. and for legal expenses, in order to allocate funds from budget surpluses to build up these reserves. The Board will consider approval at their next meeting.

Annemarie and Marty Tipton are preparing a proposal for the Board that they take over the management of bookkeeping and member data for the Association, at mutually agreeable compensation. A Treasurer and Secretary will still be required Board members, as the hired help will not be authorized to sign checks, etc. It is pointed out that this is at present only a proposal, and that any other offers forthcoming would also be considered. Shifting these duties to professionals will make Board membership potentially less onerous and more attractive, and will help ensure that management of the Association stays in the hands of the residents.

Gordon Tubesing reports that DPAA has proposed installing signs reading "Warning - All Property Private - Hunting by Permission Only" at DPAA expense for the benefit of the entire neighborhood. The signs would help discourage any illegal trespass by non-permitted hunters.

The reader board seems to be in bad shape, and we wonder if SAPOA can take over the entire stewardship of the sign, presently shared with Diamond Point. The present caretaker plans to give up that responsibility at the end of the year in any case.

Cougars have been sighted frequently, so all are urged to take precautions with pets and children.

The community clean-up day went well, with donations covering the rental of the chipper.

Nominations for the Board are open, with the ballot to be mailed by the 29th of September. Ev Stauffer and Sarah Kincaid have agreed to run, and Marydee Countryman steps forward also, presenting us with three nominees for the same number of openings.

Marty advises that email address forms are available on the information table, and entreats us all to stay current and in touch. Annemarie thanks us for the past years of her Board membership.

The non-meeting is adjourned by universal acclaim at 1:55 p.m.

Respectfully submitted,

NOT APPROVED YET

Ginny Wilken
Recording Secretary