

SUNSHINE ACRES PROPERTY OWNERS' ASSOCIATION  
GARDNER COMMUNITY CENTER  
SEQUIM, WA 98382

Wednesday, 4 Jun 2025 - 7PM to 9PM  
BOARD MEETING AGENDA

CALL TO ORDER

Kathleen Keehn, SAPOA President, called the meeting to order at 7:00pm.

A quorum was present consisting of Kathleen Keehn, President; Tom Powell, Vice President; Jo Powell, Treasurer; Mike Connors, Secretary; and Jacqueline Petersen, Director at Large

OLD BUSINESS

- Approval of Minutes - Mike Connors, Secretary read the minutes from the last Quarterly Board Meeting held 5 March 2025.
- TREASURER'S REPORT
  - Financial Status Report - Jo Powell presented financials as of 30 April 2025. Copy attached
  - DELINQUENCY REPORT - Delinquent dues amount to \$4,625. Two leans were collected in the last quarter. Three leans outstanding, two will be filed in small claims court.
- COMMON PROPERTIES MAINTENANCE REPORT
  - Lot 28 - Kathleen reported additional dirt has been spread against the back bank so mowing can keep Scotch Broom from spreading.
  - Mussel Beach - Drains have been cleaned, moved big logs off the ramp, general clean-up and made ready for use.

- The King Tide damaged SAPOA property in the high water at the top of the boat ramp.
- Consultants have been hired to outline repair needs, methods, and approach.
- MUSSEL BEACH
  - High tides and storms are eroding the approach to the ramp which is on SAPOA property. Tom Powell is working with all entities (DRN, Corps of Engineers, Jamestown Tribe, Clallam County) for an approved repair.
  - A consultant - Marine Surveys & Associates - has met with SAPOA to scope the repair needs and approach and a contractor - Sea Level Bulkhead - has submitted a priced proposal for the repairs.
  - Proposed Boat Ramp Repair, Grading and Drainage Estimated Cost - Damage from King Tides. Tom Powell is working with the County for permits and approval of repair plans. We are working to define some of scope and cost. Any proposal will be presented to the membership and voted on.
  - Signage will be posted that use of the road and boat launch is at the risk of the user.

## NEW BUSINESS

- Short Term Rentals
  - The Board is looking into the impact of short term rentals and the need to change the individual Plat covenants to address them.
  - Most of the Plats do not have an Architectural Rep in place. Those positions need to be filled to address the issue of short term rentals within their Plat.
- Budget Review

- Postal Mail. SAPOA By-Laws (Adopted 1 Feb 2024) Article 2.1.3 calls for each member to keep SAPOA apprised of his/her current mailing address and e-mail address.
- The Board has concluded a dues increase to \$100 per year is necessary.

## Ballots

- A ballot will be sent out to approve the new budget and raise the dues to \$100 per year.
- The Board proposes consolidating all items for membership vote into one mailing, together with the newsletter to save postal costs.

## Other Business

- The Board responds to all members letters either by return correspondence or addressing the issue in the next Board meeting or a combination of both.
- The Board complies with all RCWs pertaining to Homeowners Associations.
- Deer Feeding in Washington State is now Illegal due to Chronic Wasting Disease. This has been posted on the SAPOA website along with links to the Department of Fish and Wildlife for more information.
- Positions are open on the board. Please contact Kathleen or Mike Connors if you are interested in one of the positions.

A motion was made, seconded and carried to adjourn at 8:15pm.