

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

Quarterly Board Meeting
Wednesday, 8 January 2025 - 7PM to 9PM
MEETING AGENDA

CALL TO ORDER

Kathleen Keehn, SAPOA President, called the meeting to order at 7:02

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

A motion was made, seconded and carried to seat Mike Connors as the new SAPOA Secretary.

Clallam County District firefighters Chris Turner, Jeff Nicholas, and Brandon Tucker came to present the refurbished SAPOA Fire Danger sign. They came across it during one of their routine area readiness surveys and did a beautiful job of restoring it to its former glory. It will be re-hung on SAPOA sign board.

OLD BUSINESS

- A motion was made, seconded and carried to approve the minutes from the Annual General meeting of 12 October 2024.
- TREASURER'S REPORT - Jo Powell presented financials as of 31 December 2024 and the proposed 2024-2025 Budget. See attached.
- DELINQUENCY REPORT - 89 members are delinquent paying SAPOA dues. Notices will be sent. An additional \$1.50 will be charged for those using PayPay. 22 members did not pay the additional \$1.50 for PayPal.

- COMMON PROPERTIES REPORT - The King Tide eroded our shoreline and left piles of rocks at the top of the boat ramp. Tom Powell will meet with County Officials to learn our options.

NEW BUSINESS

- Air B&B, VRBO, Commercial business in SAPOA

Plat Covenants need to be strengthened to clearly address restrictions on short term rentals (less than 30 days).

Joanie Catalano has volunteered to working on this issue for Plat Three and Jacqueline Petersen for the Industrial Plat. Volunteers are needed for Plats One, Two, Four, Five, Six and Seven. Language needs to be specific to prevent these short term rentals from saturating our community.

- Failing Boat Ramp - Tom Powell is leading the efforts to identify and address what is needed to bring the boat ramp back into compliance including:
 - Working with Clallam County Department of Community Development for a shoreline exemption
 - Renewing the Aquatic Lands Lease
 - Renewing the Joint Aquatic Resources Permit Application (JARPA)
 - Addressing (SEPA) environmental impacts

As stated above, Tom is also working with engineering and contracting resources to identify the needs and costs associated with this work.

- New Correspondence Rules - Given the increasing costs of postage and the availability of on-line communications the Board will be working to maximize use of the website and email to communicate with members. Board member elections, budget increases and other issues requiring a vote will continue to be mailed out.
- Dues Increase - This has been tabled and will be discussed in the March 2025 board meeting.

ADDITIONAL DISCUSSION

- RV Storage - Some Plats allow for a temporary structure or trailer on premises during erection of the permanent dwelling which must be removed on occupancy. There are a number of properties out of compliance.

ADJOURNMENT

A motion was made, seconded and carried to adjourn at 8:50PMcs.