

## BOARD MEETING MINUTES

### Sunshine Acres Property Owner's Association

Tuesday, April 14, 2026 -7:00pm

#### Gardiner Community Center - Downstairs

#### 1. Call to order:

Kathleen Keehn – President

#### 2. Old Business

- **Approval of Minutes: September 24, 2025 – delayed until next meeting**
- **Treasurer's Report Susan Deselms – delayed until next meeting**
- **Common Properties Report - Maintenance**
  - **Lot 28 Tree branches need to be hauled**
  - **Retention Pond needs scotch broom sprayed**
  - **9 loads of beach sand has been spread on Mussel Beach**
- **Mussel Beach**
  - **CANCEL Boat Ramp Repair because the excessive cost of the state agencies, county fees, marine consultant, tribal demands, architectural fees and onerous regulations that added up to MANY times more than the actual cost of materials and labor, quoted by a member at \$15-\$20K. \$20K would have required \$50. per member and could have been paid over several years if we borrowed from the MBR reserve account. We may default on our lease agreement with DNR to keep the boat ramp in good condition and should re-negotiate this clause before signing the new lease in 2031.**
  - **Request refund from marine consultant retainer of \$19,595.50 (\$25K less \$5,404.50 for services rendered). This check was deposited on 5/15/26 and funds are back in the MBR Reserve Account.**
- **Short Term Rental (STR)**
  - **Proposed language distributed. Architectural Representatives to form committees to review covenants and present proposal to plats for approval. 65% approval required in order to make changes to covenants + county fees of about \$320.00 per plat.**

- **New Business**
  - **New Picnic Table and benches donated for Mussel Beach**
  - **Proposed Kayak Rack for Mussel Beach – ( Donation)**

**Other Business - DP Yard Sale 5/23/26, Deer Feeding Illegal, No dumping “Free” items on our streets**

## Short-Term Rentals in Sunshine Acres

The potential development of Miller Peninsula State Park and the obvious increased tourism on the North Olympic Peninsula as a whole may result in an increased number of short-term rentals in the area. With the goal of preserving the character of our neighborhood and maintaining our ability to manage our property through the volunteerism of our residents, the Board of SAPOA recommends that property owners consider taking steps to prevent the establishment of any new short-term rentals in Sunshine Acres.

A short-term rental is defined as any rental for less than 30 consecutive days. These rentals are typically arranged through Vacation Rental by Owner, Air B and B, Home Away and other online rental sites. They are not addressed in the SAPOA plat covenants because they did not exist when our covenants were written.

The Board does not have the authority to revise plat covenants. The property owners in each plat must revise their own covenants, and any changes must be approved by 65% of current plat property owners. One way to accomplish this is for each plat's Architectural Representative to assemble a committee of plat members to discuss the issue, offer recommendations, and solicit signatures. The Board can provide contact information for property owners in each plat. Approved changes to the covenants must be recorded with the county and require a \$303.50 filing fee.

The Board is aware that some properties in Sunshine Acres have operated as short-term rentals for many years. Each plat will need to decide whether and how to address these properties.

The following paragraph is an example of language that might be added to a plat's covenants:

"A rental or lease of any residential lot, tract, or property contained in Plat \_\_\_\_ shall be restricted to those individuals who utilize said residential lot, tract, or property as a bona fide primary residence, secondary residence, or rental for thirty (30) days or more. The use of any dwelling unit for a short-term rental, which shall be defined as any rental period of less than thirty (30) days, is strictly prohibited.

Any properties operating as short-term rentals, vacation homes, or apartment rentals prior to the adoption of this amendment may continue to operate provided the following conditions are met:

Rental operations are managed in compliance with state regulations, including business and operation (B&O) taxes, and sales, local lodging, and occupancy taxes.

The property owner possesses a state business license and a minimum of one million dollars of liability insurance, is registered with the WA Department of Revenue, and is in compliance with fire safety and building codes.

Owners of any existing property that is currently operating as a short term rental must notify SAPOA and their plat representative. As long as the business requirements are met they may continue the STR business until such time as the ownership changes or the house is rented/occupied for more than 30 days. After that time it can no longer be used as a short term rental. Long term rentals/leases, of 30 days or more are permitted.