

BOARD MEETING MINUTES

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION

Saturday, December 5, 2020

The meeting was held outside Bob Salisbury's residence in accordance with Gov. Inslee's Covid-19 restrictions. Board members in attendance (and practicing social distancing) were Bob Salisbury, Christine Stallard, Lynnette Will and board member-elect Diana Grunow. The meeting was called to order by Bob Salisbury at 10:10am, and since all agenda items referenced legal matters and attorney input, the board moved to executive session.

OLD BUSINESS:

NEW BUSINESS:

The board moved from executive session to regular session at 11:08am.

The board thanked Dave Westcott and Lynnette Will for their service to the membership. Both board members have terms that expire December 31, 2020. Dave Westcott did not seek a third term. Lynnette Will is not eligible for another term.

The board approved an expenditure to address legal matters in the amount up to \$2,500. Bob Salisbury moved, Lynnette Will seconded and the motion passed. Diana Grunow did not vote as her term does not start until January 1, 2021. The matters include sending a letter to a member regarding a conditional approval of a geotechnical report that may impact Mussel Beach access road, DPAA matters, and advice and counsel regarding inconsistencies in the Bylaws and Plat Covenants and future association management.

The board approved an expenditure of \$750 for CPA services in order to complete and file 4 years of tax returns that had not been filed and complete an audit. Bob Salisbury moved, Lynnette Will seconded and the motion passed. Diana Grunow did not cast a vote.

The board approved the hydrology report for the property on Salal Way, with conditions. The property owners came to the board in November 2019 and asked the board to approve their proposed plans so they could get a building permit. Since the drainage for this property could potentially affect Mussel Beach access road, the board asked the owners for a geotechnical report. According to legal counsel, the SAPOA board does not have the sole authority to approve building plans (without Plat architectural representation) as has been the practice in the past, but the SAPOA board does have the authority to approve/disapprove plans that affect the common areas. If the conditions regarding Mussel Beach access road are met, the property owners will be able to secure their building permit from the county.

The meeting was adjourned.

Respectfully Submitted: Christine Stallard, SAPOA Corresponding Secretary

December 7, 2020