MINUTES

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION

BOARD MEETING

WEDNESDAY JULY 11, 2018

 The meeting started at 9 am by Dave Westcott at the Firehouse. Marydee Countrymen, June Nicholas, Loren Erpelding and Lynnette Will were present. List of Guest in attendance is attached.

**MINUTES:**

The Minutes of April 4, 2018 were read, Marydee made a motion to approve, Lynnette so moved and June seconded it and the Minutes were unanimously approved.

**TREASURER’S REPORT:**

Marydee read the Treasurer’s report as of June 30th, 2018 which is attached

**OLD BUSINESS:**

Dave discussed the Correspondent contact including the Newsletter and who is going to handle it. All the communication with the members via phone calls and emails from the website, address changes and mailer for annual meeting. Crystal from Dave’s office will handle the HOA demand letter and Resale Certificates and Dave made a motion to start charging $50 transfer fee that Escrow will collect from the seller, Marydee so moved and Loren second it and it was unanimously approved. Annemarie is handling the website. Guest Steve Irwin said he gets a lot of calls since his phone number is on front of the website page. It was decided that Dave will write and board approve the newsletters and Graphic Design will mail them out. Dave recommends switching from Excel database to QuickBooks and keep just QuickBooks updated with addresses data base and reporting. Dave also suggested do a live Excel File for Crystal and Marydee so they have the same information. Dave will put some work into putting his ideas together. Since no one was willing to take on the extra communication work at this point we have tabled it till later.

**NEW BUSINESS:**

Marydee mentioned that Mussel Beach resident was emptying their Hot Tub water over the embankment and starting to erode part of it. Some residents complained to the Shoreline Management and Marydee had a nice talk with them about the boat ramp needs repair and also that they have grants for HOA to improve their beach fronts. They gave Marydee a booklet on soft landscaping where they line all the driftwood and plant grass in between it that keeps the erosion down on the bulkhead. Booklet is called “Your Marine Waterfront” A guide to protecting your property while promoting healthy shorelines by the Washington Department of FISH and WILDLIFE. Guest Ev Stauffer said he has put driftwood for last 10 years on beach. Discussions about repairing the boat ramp and should we fix the concrete this year and Marydee said need to look at the budget.

There is an abandoned vehicle at 181 Salal and Dave will call and send a letter notifying the owner that their tenant has caused a mess and left their car. We have to do a Newsletter by August 15th which will include the Annual General Meeting on September 29th. Email members when possible and mail out to the rest of the members. Loren Erpelding will be point of contact for the Reader Board and post notices 30 days in advance of any events. It was suggested that when the Reader Board needs repairs that the Diamond Point Airport Asc. Should pay for them since they have been using it for 15 years. Dave said we will leave the annual Budget the same.

Gordon Tubesing was present and announced Airport Days is August 11th from 10 am to 3 pm.

Hank Iszley was present and asked about does our community allow numerous campers and motor homes and travel trailers on properties in addition to the occupied home. Per Ev Stauffer said the covenants allow it as your house is being built but to enforce the covenants you have to take the home owner to court. CC&Rs are written to limit the authority of the Board from taking action.

Jerry Stiles mentioned about the Deer feeding and it is dangerous so Steve Irwin will put a notice up on the Reader Board.

John Zetkovich mentioned that in Plat III a variance was approved and by the board and this happened as a result that the owner got his 65% but the Architect Rep would not sign off on it. Per the covenants once the owner obtains 65% the variance can be filed with the county. The board will review the covenants and once the new Architect Reps are elected in Plat III they can approve it. John Zetkovich asked if there was a way to bring Plat III can be a part of the rest of the Plats for SAPOA. Ev Stauffer said Plat III can make a covenant change by a ballot to modify the covenants.

Dave Westcott made a motion to adjourn the meeting at 10 am, Lynnette so moves and June seconded it, Meeting Adjourned!

Respectfully submitted by: Lynnette Will, Recording Secretary

Approved by: Dave Wescott, President\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_-