MINUTES

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION

BOARD MEETING

Saturday, November 2, 2019

The meeting started at 9:11 am by Dave Westcott at the real estate office. Dave Wescott, Loren Erpelding, Lynnette Will, Cecilia Eckerson & the following guests were Jamie & Julie Sego, Tracy Gudgel , Wallace Teal, Christine Stallard, Bob Salisbury & Pete Walker.

**MINUTES:**

The Minutes of March 8, 2019 were read by Lynnette, Cecilia made a motion to approve, Loren so moved and the Minutes were unanimously approved.

**TREASURER’S REPORT:**

There was no Treasurer’s Report due to the transition to a new CPA firm, Bell & Futch, but Cecilia went over all the invoices from the last General Meeting and the Lease on the Boat Ramp and the Insurance for it. The monthly Financial Reports will be submitted by Bell & Futch starting the beginning of next year 2020. An Engagement letter will be prepared and submitted to Bell & Futch.

**OLD BUSINESS:**

Transfer of accounting has now been transferred from Transblue to Bell & Futch and the Aquatic lease is done.

**NEW BUSINESS:**

Bell & Futch will be doing the accounting and reconciliation and Cecilia will be writing the checks, picking up the mail at the Post Office, depositing the checks and updating the excel spreadsheet on deposits & maintain the database. Loren will be the HOA Architect representative and then you have the homeowner and then a Architect Rep from the Plat. Ev Stauffer is now officially removed as the Architect Representative. Christine Stallard has been nominated and approved to replace Kaye Gagnon as the Communications Secretary, Robert Salisbury has been nominated and approved to be a Member at Large.

The next Newsletter should go out in March 2020 and then in July 2020.

Robert Salisbury will review the Bylaws and review the procedure for Liens for delinquent dues.

Ann Marie Montero will do the Audit Assessment for the last Fiscal year September 2018 to August 2019.

Dave Wescott wanted to notate that the charge of $7100 for HOA insurance this year exceeded the maximum budget amount due to increases to the boat ramp and overall increases. The board got quotes from several insurance companies and no one could come in within the budgeted amount. The reference item 8.2.3 as an unbudgeted obligation or item 8.2.5 as an emergency non-budgeted expenditure if needed since it was about to lapse.

Steve Irwin has locked the beach gate for the winter and there are only two keys for the winter lock which Steve and Loren have. Steve can be contacted for displaying any Reader Board information.

Tracy Gudgel represented Jamie and Julie Sego on the drainage plans for their lot at 400 Salal Way. It was decided by the Board that a Geo Tech Report needs to be done to determine soil movement & stabilization of moving water over the Mussel Beach slope & consider a Waiver of Liability to protect SAPOA run off calculations.

Volunteers will need to be recruited for maintenance on Mussel Beach Rd, Retention Pond & Airport lot on the other side of Diamond Point Rd, or hire someone to do it that is licensed, bonded and insured.

Next Board meeting will be Saturday, March 7, 2020 at 9 am at the real estate office.

Tracy Gudgel represented Jamie and Julie Sego on the drainage plans for their lot at 400 Salal Way. It was decided by the Board that a Geo Tech Report needs to be done to determine soil movement & stabilization moving water over a slope & consider a Waiver of Liability to protect SAPOA run off calculations.

Dave Westcott made a motion to adjourn the meeting at 10:45 am, Loren so moved, Meeting Adjourned.

Respectfully Submitted: Minutes Approved By:

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Lynnette Will, Recording Secretary Date Dave Wescott, President Date