**MINUTES**

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION**

**BOARD MEETING**

**WEDNESDAY JANUARY 24, 2018**

The meeting was started at 9:15 am at the real estate office by Everett Stauffer. Lynnette Will, David Wescott, Marydee Countryman and welcomed new board member, Loren Erpelding were present. Visitors included Mike Craig and Carol Seslar from 183 Manzanita, Ron Halpern and Margie Talkington from 30 Barberry and Robert Rochon from 382 Discovery View.

**MINUTES:**

The minutes of the October 4, 2017 board meeting have been emailed to all, Everett Stauffer entertained a motion to approve them, Marydee Countryman so moved, David Wescott seconded it, and the minutes were unanimously approved.

**COMMON PROPERTIES REPORT:**

The Common Properties report by Everett Stauffer said the Beach Road is looking really good still a little moss on it after two heavy applications. Some debri on the boat ramp but no sense doing anything until the gate is opened in the Spring. The Retention Pond is looking real good no problems there and the Log sign is fine should be good until Spring when the weeds start to grow.

**TREASURER’S REPORT:**

David Wescott read the Treasurers Report

**NEW BUSINESS:**

Time to elect new officers and David Wescott volunteers to be President Everett Stauffer entertained a motion to accept David Wescott, Marydee Countryman so moved and Lynnette Will seconded it and all in favor. Loren Erpelding volunteered to be Vice President, Lynnette Will made a motion to accept Loren Erpelding and Marydee Countryman seconded it and all in favor. Marydee Countryman volunteered to be Treasurer, David Wescott made a motion to accept Marydee Countryman and Lynnette Will seconded it and all in favor. Lynnette Will volunteered to be Recording Secretary, Marydee Countryman so moved and David Wescott seconded and all in favor. Correspondence Secretary was volunteered by June Nicholas by phone earlier who was not present, Marydee Countryman made a motion to accept June Nicholas, Lynnette Will seconded it and all in favor.

Meeting was turned over to the new president, David Wescott who appointed the new SAPOA Architect Representative, Ev Stauffer and AnneMarie Monterra as Assistant Architect Representative. Marydee Countryman so moved and Lynnette Will seconded it and all in favor. Plat Representatives need to be nominated by ballot.

David Wescott has two PO Box keys and gave one to Lynnette Will to check the mail. Marydee being treasurer was given the key from Lynnette Will.

David Wescott went over the New Calendar for 2018 with the quarterly and general meeting schedules. July 2018 is the Budget Ballot if one needs to go out. David Wescott will discuss with June Nicholas to be in charge of that. Suggestion for a larger storage unit and Cert donation was discussed for the new budget but Ev Stauffer said he would continue to store the old files and Cert donations should only be mentioned in the News Letter that has an articles deadline of July 31, 2018. News Letter items will have the new board officers and board and general meeting dates. Marydee Countryman suggested mentioning about Diamond Point Airport is installing a concrete medical helipad.

New signature cards will be needed at First Federal Bank on Washington Avenue by officers. Everett Stauffer will email everyone when Heather at the bank has them ready to sign.

The Audit Letter is done and in good standing the records were maintained in an exceptionally detailed manner.

**CORRESPONDENCE:**

David Wescott received a letter from a Lupine neighbor who is trying to sell their lot and feels a neighbor’s front yard is messy and wants SAPOA to enforce the neighbor to clean his yard up. It was determined that unless it is common properties the board does not have enforcement power on the covenants. The only way you can enforce the covenants is to go to court.

**ADJOURNMENT:**

David Wescott made a motion to adjourn the meeting, Marydee Countryman so moves, Loren Erpelding seconded it, meeting adjourned by David Wescott at 9:40 am.

Respectfully Submitted,

Lynnette Will, Recording Secretary Minutes approved by: