

SUNSET SANDS COMMUNITY ASSOCIATION
MINUTES OF THE BOARD MEETING
JANUARY 15, 2011

PRESIDENT	Tom Andersen	665-2478	tom@sunsetsands.org
VICE PRESIDENT	Tammy McBane	503-771-6144	tammy@sunsetsands.org
SECRETARY	Becky Andersen	665-2478	becky@sunsetsands.org
TREASURER	Rene Cook	503-742-3163	rene@sunsetsands.org
MAINTENANCE	Kristi Rainey	665-2789	kristi@sunsetsands.org
DEVELOPMENT	Wayne Frye	665-2989	wayne@sunsetsands.org
ENVIRONMENTAL	Pam Reynolds	503-616-1249	pam@sunsetsands.org

PRESENT: Tom Andersen, Tammy McBane, Rene Cook, Kristi Rainey, Pam Reynolds and Wayne Frye

ABSENT: Becky Andersen

MEMBERS PRESENT: 6

President Tom Andersen called the meeting to order at 9:30 AM.

REPORTS FROM THE DIRECTORS

MINUTES: The minutes of the previous meeting were distributed by hand to those attending the meeting. There was one correction: Rene Cook provided and presented the Treasurer's report, not Ken Townsley. Kristi Rainey moved to accept the Minutes as presented. Rene Cook seconded the motion. The motion carried unanimously.

TREASURER: Copies of the Report were distributed in hard copy to those present at the meeting. Rene Cook read the following report:

Checking Account

Balance as of 11/30/2010 \$ 8,134.22

INCOME:

Members Dues 9,063.00

Clubhouse Rental -100.00

Cleaning Deposit Refund -50.00

Interest Income .85

Total Income: \$ 8,913.85

EXPENSES:

Administration \$ 1,039.09

Maintenance: 1,948.87

Utilities: 561.87

Total Expenses: \$ 3,549.83

Balance as of 12/31/2010: \$ 13,498.24

HOUSE ACCOUNT

Balance as of 10/31/2010	\$30,503.66
Income	\$846.88
Expenses	\$22.00
House Account Balance 12/31/2010	\$31,372.54
Contract Balance 12/31/2010	\$17,636.18
ACCOUNTS RECEIVABLE 11/30/2010	\$47,788.00
CONTRACT BALANCE 11/30/2010	\$16,634.43

Pam Reynolds made a motion to accept the Treasurer's report subject to audit. Kristi Rainey seconded and the motion carried unanimously.

MAINTENANCE: Kristi Rainey reported that Bob Thompson had completed the following:

- Regular rounds
- Picked up trash on roadways
- Check restrooms – clean on daily basis
- Cleaned clubhouse (three times per week)
- Regularly open clubhouse and gate for events
- Put away Christmas decorations
- Hauled 12 trailer loads of brush to burn pile
- Burned brush pile
- Tractor and mower maintenance
- Worked on entry locks
- Fixed broken gutters
- Repaired kitchen lights
- Picked up two five-gallon buckets of beer cans and whiskey bottles on 212th
- Worked on molding in women's bathroom to repair rot
- Removed downed trees from Crane and other places

County filled potholes on 212th Place. Tom will contact North Beach Water District to raise the CIV's in the road to grade.

Tammy McBane moved to accept the report, Pam Reynolds seconded and the motion carried unanimously.

DEVELOPMENT: Wayne Frye reported the following:

- Inspected and approved tree removal at Woodward/Munroe

- Brosius property: County planning okayed the septic and drain field, although they were not placed exactly where the plans indicated. The County inspector had issues with the setbacks. After much replanning, the development was approved.

Question: Has there been anything resolved on the Hein (202nd & Crane) tree removal request?

Answer: After all was said, done, inspected and discussed, Mr. Hein took out approximately three trees.

Question: When someone takes a downed tree from the greenbelt, are they supposed to remove the brush and limbs as well?

Answer: Yes.

Tammy McBane moved to accept the report, Pam Reynolds seconded and the motion carried unanimously.

ENVIRONMENTAL: Pam Reynolds had nothing to report as she had not had the opportunity to meet with Rene due to the holidays and vacation.

Rene Cook reported the following on the Loomis Lake Project:

- Spoke with Mike Nordin of the PCD regarding the downed trees in the water at the island. PCD will likely not do anything with the trees until the water levels go down.
- They have been six individuals who have shown interest in having their problem trees removed by the PCD. Work on the trees will not begin until March.
- Loomis Lake Project: No word yet on whether or not the grant has gone through.

Wayne Frye moved to accept the report, Tammy McBane seconded and the motion carried unanimously.

CORRESPONDENCE

- Letter dated January 14, 2011, to Matthew Hensley regarding the complaints raised about his renter, Steve Wonser.

OLD BUSINESS

Hensley/Wonser concern: Matthew Hensley called Becky Andersen regarding the letter he received from the Association. He indicated that he knew of Mr. Wonser's assault and arrest and the problems with Robert Walker/Patti Weseman. He had hoped that their problems would resolve as there were problems on both sides. He was hesitant to

evict Mr. Wonser as he was a good renter, however he did understand our concern regarding the use of the clubhouse etc. We decided that when the new card key system is installed, he would not give Mr. Wonser the new key.

Hermanson complaint regarding April DeSwart renter:

A physical inspection was made of the property and found no dogs present. The trailer door was closed and showed no sign of a license. It was determined at that time that a letter would not be sent to April DeSwart, the property owner.

April DeSwart called and spoke with Becky Andersen regarding the reported problem. Becky told her when she had observed. April said Pacific Realty Property Management was taking care of the property and she would ask them to check more closely regarding the trailer and dogs.

Road stripes:

Can the Board contact the county and ask when the roads will be restriped? Yes.

Drug problems in Ass'n:

A member reported that there were persons in the Association selling heroin. She asked that the Board contact the county sheriff and report the problem. Tom Andersen talked with the member and told her that it was her responsibility to contact the sheriff as she had first-hand information. However, Tom did say that he would contact the sheriff and report what little he knew of the situation.

Bravo property:

There are still cars using the greenbelt as a driveway. Can anything be done? Ms. Bravo is at the property almost every day doing cleaning etc. She is using the greenbelt as parking, but knows that she will have to replant.

Tom Andersen moved to adjourn the meeting; Tammy McBane seconded the motion, and the meeting was adjourned at 10:40 AM.

Respectfully submitted,

Becky Andersen
Secretary