

SUNSET SANDS COMMUNITY ASSOCIATION
 MINUTES OF THE BOARD MEETING
 DECEMBER 17, 2011

PRESIDENT	Pam Reynolds	503-616-1249	pam@sunsetsands.org
VICE PRESIDENT	Tammy McBane	503-771-6144	tammy@sunsetsands.org
SECRETARY	Becky Andersen	360-665-2478	becky@sunsetsands.org
TREASURER	Rene Cook	360-665-0009	rene@sunsetsands.org
MAINTENANCE	Kristi Rainey	360-665-2789	kristi@sunsetsands.org
DEVELOPMENT	Wayne Frye	360-665-2989	wayne@sunsetsands.org
ENVIRONMENTAL	Don Haverkamp	206-552-3400	don@sunsetsands.org

PRESENT: Pam Reynolds, Rene Cook, Wayne Frye and Kristi Rainey

ABSENT: Becky Andersen, Tammy McBane and Don Haverkamp

MEMBERS PRESENT: Four

President Pam Reynolds 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. Rene Cook offered a correction to page 4 of the November 2011 minutes.

"Banking Signer Changes: Remove Tom Andersen as President and add Pam Reynolds" – the Association needs to make that a motion according to Bank regulations.

Motion: Rene Cook made a motion that the Secretary amend the minutes regarding the removal of Tom Andersen's name as President and add Pam Reynolds. Motion passed unanimously.

Rene Cook moved to accept the Minutes as presented. Pam Reynolds 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

INCOME:

Member Dues	875.00
Interest Income	<u>3.67</u>
Total Income:	\$ 878.67

EXPENSES:

Administration	\$ 1,736.98
Maintenance:	4,591.05
Tax, Business	100.00
Utilities and Business:	<u>398.90</u>
Total Expenses:	\$ <u>6,826.93</u>
Net Income:	\$ <u><u>-5,948.26</u></u>

ASSETS

CURRENT ASSETS

Checking/Savings	
House Account	25,104.98
SSCA Checking	<u>8,681.32</u>
Total Checking/Savings	\$33,786.80
Accounts Receivable	
Membership Dues	57,718.00
Other Income	<u>-182.00</u>
Total Accounts Receivable	\$ 57,536.00
Fixed Assets	
Capital Improvements	<u>21,744.99</u>
Total Fixed Assets	21,744.99
Other Assets	
Equipment	<u>196.92</u>
Total Other Assets	196.92
TOTAL CURRENT ASSETS	\$113,264.71

LIABILITIES & EQUITY

EQUITY

Opening Balance Equity	56,718.57
Retained Earnings	29,186.56
Net Income	<u>27,359.58</u>
TOTAL EQUITY	\$113,264.71

TOTAL LIABILITIES & EQUITY \$113,264.71

Rene Cook made note that the Association had collected close to \$10,000 in dues since the dues notices were mailed at the end of November.

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 the following:

Bob Thompson performed the following

- Cleaned up trees and debris from Association grounds (wind storm in November)
- Regular rounds
- Big tractor: Rewire John Deere motor starter
- Big tractor: Regular maintenance
- Burned brush pile on regular basis (weather permitting)
- Washed clubhouse windows – inside and out
- Mower maintenance
- Gate problem: Not opening December 15th – removed the arms and casing and reset gate
- Computer problems: Persons using the Association computer have been trying to download data to that computer. *There is NO way to download ANY data to the Association computer.* Kids have tried to download games, etc., but there have also been attempts to download *adult* sites – **PLEASE DO NOT ATTEMPT TO DOWNLOAD TO THE ASSOCIATION COMPUTER – WE DO WATCH THE HISTORY AND KNOW WHERE YOU’VE BEEN.**

Wayne Frye moved to accept the report, Pam Reynolds seconded and the motion carried unanimously.

DEVELOPMENT: Wayne Frye reported the following:

- No proposals, reviews or dealing with Pacific County

Kristi Rainey moved to accept the report, Pam Reynolds seconded and the motion carried unanimously.

ENVIRONMENTAL: Don Haverkamp was not in attendance. However, he did e-mail to state that because of the quiet nature of the season, he had nothing to report.

Kristi Rainey moved to accept the Environmental report. Pam Reynolds seconded the motion and it carried unanimously.

CORRESPONDENCE

- E-mail dated November 21st from Rene Cook regarding insurance response if members rent storage space from the Association. James Fritts (insurance agent) “The member would be responsible for their goods being stored there and with most personal insurance companies their homeowners would cover that.”
- E-mail dated November 21st from Rene Cook to James Fritts with questions regarding insurance should the Association rent an empty storage shed (north end of park) to members for storage of personal items.
- E-mails dated November 26th through 28th from Evelyn Davis, Becky Andersen, Rene Cook and Pam Reynolds regarding the Gritzmacher foreclosure.
- E-mail dated November 28th from Don Haverkamp listing questions regarding the Gritzmacher foreclosure.
- E-mail dated December 16th from Becky Andersen to the Board regarding the Gritzmacher foreclosure. The property sold for \$2,400 – and not to the Association.

OLD BUSINESS

Association Storage Space:

The Association has two storage buildings – both are empty. There are three doorways into the buildings. It was suggested that in order to generate some revenue, the Association rent the spaces for member storage.

Question: The building is one big room. How do we separate and keep safe individual's belongings?

Answer: Only ONE member could rent the smaller space. The larger building would require a wall between the two doors, or we could build lockers inside.

Comments: Evelyn Davis and Sharon Bohan commented that creating "storage spaces" would create a big headache for the Association.

Further research needs to be conducted.

North Beach Security:

Evelyn Davis and Rene Cook met with Andrew on December 5th and are progressing slowly in getting the system and all that was promised it could do.

Comment: Rene Cook informed the group that she and Evelyn were successful in downloading the records from October through current. She informed Bob Thompson that when he has an *issue*, there are ways to get the information and to speak with either Evelyn or Rene when the occasion arises.

Rene reminded the group to **PLEASE DO NOT GIVE OUT ASSOCIATION CARD KEYS OR CODES TO ANYBODY!**

Andrew indicated that when Rene and Evelyn deactivate keys, he would come out and help them with the process.

Website:

The website has been changed and is accurate to reflect the By-laws and clubhouse fees, and dues late dates.

Problem Lots:

There was an article in the newsletter stating that if you had a lot – clean it up.

Gritzmacher Property:

Sharon Bohan followed up and provided accurate information to the Board regarding the foreclosure of that property. E-mails were exchanged and in a rushed manner due to time constraints. A decision by a majority of the Board was not to pursue purchasing the property due to risk and very little in the way of guarantees. In hindsight, perhaps that was not the correct decision. The person who bought the property for \$2,400 was the member who owned the adjoining property. The Association forfeited the back dues in the amount of \$875 by not purchasing the property.

Question: Does this happen in cycles (foreclosures)? The impression is that there is more than one property involved in foreclosure.

Answer: Evelyn Davis indicated that foreclosures should have been filed on several properties and that she had asked Ken Townsley to do so, but he refused. One of the properties is a house next to the property where Ken used to live.

There are liens against a number of properties. The Association is currently in the position where it needs to decide whether or not to spend the money to do a foreclosure on the property and how much it costs.

Question: If the owner of a property (to be foreclosed) owes money to a bank, what happens to the Association in a foreclosure.

Answer: Evelyn Davis stated that Sunset Sands would be the legal owner [inaudible]...other than the County...[inaudible].

Question: Where do we start?

Answer: Start with the attorney.

Question: If there is a mortgage on the property, do we have to pay on the mortgage?

Answer: No. It is stated in the Covenants that our foreclosure takes priority except for the County.

Pam Reynolds made a motion that she would obtain the attorney's information and call him to discuss this situation.

Dues Statements:

Dues statements were sent out the end of November and monies are already coming in. Two statements came back undeliverable and there were some corrections. The process has been very smooth to date.

Shower Stalls:

There was a previous discussion about updating the shower stalls. Shall we proceed with this or wait until summer?

Rene Cook wants to pursue the remodel project as it is the perfect time as Bob Thompson has more free time. She suggested that the Association obtain some bids for the project and present them at the next monthly meeting.

Pam Reynolds offered to obtain estimates for *new* shower stalls and inquire as to what our options are regarding cleaning or refinishing the existing stalls.

Security Cameras:

Two of the cameras have been replaced. Another camera needs to be replaced. It had been discussed at a previous meeting to put a "game" camera at the front gate. However, research indicates that there isn't a camera with a site that would capture what we need. Andrew (North Beach Security) has suggested putting a camera on the old garbage shed and facing it to the gate.

NEW BUSINESS

Newsletter:

Thank you to those who put together the newsletter – it's fun, and informative.

Christmas Party:

Tonight!! Come one and all for a 14½-pound prime rib!

Rene Cook moved to adjourn the meeting; Kristi Rainey seconded the motion, and the meeting was adjourned at 10:35 AM.

Respectfully submitted,

Becky Andersen
Secretary