

**SUNSET SANDS COMMUNITY ASSOCIATION**  
MINUTES OF THE BOARD MEETING  
MARCH 17, 2012

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

**PRESENT:** Pam Reynolds, Becky Andersen, Wayne Frye and Don Haverkamp

**ABSENT:** Tammy McBane, Rene Cook and Kristi Rainey

**MEMBERS PRESENT:** Seven

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. Don Haverkamp moved to accept the Minutes as presented. Becky Andersen seconded the motion. The motion carried unanimously.

**TREASURER:** Rene Cook is recovering from a recent surgery and therefore, was unable to prepare a Treasurer's report.

Becky Andersen made a motion to accept the Treasurer's report subject to audit. Tammy McBane seconded and the motion carried unanimously.

**MAINTENANCE:** Pam Reynolds reported the following:

Bob Thompson performed the following in addition to regular duties:

- Burned the brush pile and noted several large stumps had been dumped on the pile. Bob reiterated that the brush pile is for debris and is not to be used for lot clearing, etc. Large stumps, logs and such are not to be dumped at the brush pile. (A review of the surveillance shows a large truck and proceeding to the pile, but does not show license plate, etc.)
- Bob reported that the compressor is kaput. The Board discussed the purchase of a new compressor. A motion was made seconded and approved to buy Bob Thompson's fairly new compressor for \$200.

- The faucet at the barbecue shed was left running. (The Board made the decision to remove the faucet handles during the off-season.)
- The lock at the main gate had been tampered with, as if someone had tried to remove it.
- Once again, the toilet paper from the shower houses is disappearing. A search of the card key system should identify the culprit.

Becky Andersen moved to accept the report, Don Haverkamp seconded and the motion carried unanimously.

**DEVELOPMENT:** Wayne Frye reported the following:

- Review and approval of septic system for Kyle Bak at 202<sup>nd</sup> and Crane.
- Questions about park models still continue. Wayne reiterates that park models must be licensed, under 400 sq. ft. in size, and must be readily transportable with tires and wheels. Sunset Sands has only a very few sites where singlewide trailers can be placed.

Don Haverkamp moved to accept the report, Becky Andersen seconded and the motion carried unanimously.

**ENVIRONMENTAL:** Don Haverkamp reported:

- The leaning tree in the park by the clubhouse has been removed (heavy snow did the first part and Bob Thompson's chainsaw did the rest.)
- Milfoil has been removed from the lake courtesy of several high school seniors (in dry suits) completing their senior project.

Becky Andersen moved to accept the report, Wayne Frye seconded and the motion carried unanimously.

### **CORRESPONDENCE**

- E-mail dated 2/23 from Rene Cook to Becky Andersen pointing out errors on the Rental of Clubhouse form currently posted on the website.
- E-mail dated 2/23 from Becky Andersen to the Board regarding clubhouse rental/use policy and rewording the policy to include "facilities for use and rental."
- E-mail dated 2/24 from Wayne Frye regarding clubhouse rental/use policy.
- E-mail dated 2/23 from Rene Cook to James Fritts, Rice Insurance, asking him to clarify insurance policy rules as to who can and who cannot rent Association facilities.

- E-mail dated 2/24 from James Fritts: "The insurance policy would cover the clubhouse itself for both property and liability claims as long as the user has permission from the Association to use it regardless of they own or rent within the Association.
- E-mail dated 2/24 from James Fritts, Rice Insurance, indicating that according to our insurance policy, "renting to an Association member or person renting within the Association would be fine as long as it is not a public event."
- E-mail dated 2/25 from Wayne Frye to James Fritts of Rice Insurance (current Association insurance provider) regarding the rental of clubhouse and grounds according to our current policy.
- E-mail dated 2/27 from Rene Cook informing the Board that Denny Cook had contacted Ryan Crater of Pacific County regarding the Taylor container. The trailer had not been moved as of the 27<sup>th</sup>. Mr. Crater informed him that the County had given Mr. Taylor a 90-day extension.
- E-mail dated 2/27 from Kristi Rainey with a picture of the new basketball hoop that was installed at the park. Also, the small shed closest to the shop had been broken into. There was nothing in the shed as its contents had been removed. However, she did suggest that with the purchase of new tools and/or equipment, there be better security for our outbuildings.
- E-mail dated 2/29 from Lori Buckley regarding the limited access to the clubhouse. Her family visits here a few times a year and finds that they have need of the bathroom, sometimes later than 11 PM. She states that the restrooms at the park are their main source of "facilities" and would like the Board to reconsider.
- E-mail dated March 4<sup>th</sup> from Rene Cook with the following: Andrew was deactivating members who have not paid their dues on 3/5/12 (there are nine members in that group.) He will also activate the limited entry to the park, which was determined by the Board to be 6:00 AM to 11:00 PM. There was to be no limited entry for Board members and the caretaker.
- E-mail dated 3/6 from Pam Reynolds regarding new e-mail address.
- E-mail dated 3/14 from Nancy Wall from VoteHOANow regarding the "frustrations associations can experience obtaining quorums and voting participation". She offered to discuss e-voting

### **OLD BUSINESS**

*Clubhouse Rental Policy:* Policy to contain verbiage: policy for "rental and use"

*Memo from Attorney Jacobs:* As of today's date, no memo has been received.

*Caretaker Duties:*

Reviewing and making necessary adjustments, i.e., mowing and removing trash from county roadways. Although it is the county's responsibility to mow and spray vegetation killer once a year, it is the Board's position that in order to maintain a high quality of cleanliness and appeal, this will be part of the caretaker's duties.

**NEW BUSINESS**

*Title Company Request:*

The title company e-mailed a request for "pay off" of a specified property. Pam Reynolds called the title company and left a message stating that SSCA does not own the property, but rather only collects the yearly dues from the property owner. She also asked for clarify the lot's address. Pam has not received a call back to date.

*VoteHOANow.com:*

It was agreed that likely this program would offer no benefit to the Association. However, a "look/see" might be worth the effort.

*Newsletter E-mail Request:*

A request for e-mail addresses will be posted in the next newsletter. There is a possibility that proxy votes can be acquired through e-mail.

*Smoke Alarms/Clubhouse:*

Pam Reynolds will purchase four smoke alarms for the clubhouse, to be installed by Bob Thompson.

*Propane Heater for Shop:*

Kristi Rainey and Tammy McBane were responsible for researching and reporting and/or purchasing the heater. To date, the Board has received no information. Pam Reynolds will ask Kristi and/or Tammy to respond. Until a new heater is purchased, it is almost impossible for Bob Thompson to work in an unheated shop.

*Shop Tools:*

Bob Thompson has been requesting shop tools for three years. He has given Kristi Rainey a list of tools on several occasions and no tools have been purchased. Pam Reynolds will follow up with Kristi on the tool issue.

*Caretaker Duties:*

The caretaker duties are under review and will be discussed with Bob Thompson at some point in the future.

Don Haverkamp moved to adjourn the meeting; Becky Andersen seconded the motion, and the meeting was adjourned at 10:15 AM.

Respectfully submitted,

Becky Andersen  
Secretary