

**SUNSET SANDS COMMUNITY
ASSOCIATION
BOARD MEETING MINUTES
JULY 21, 2012**

BOARD MEMBERS

<u>PRESIDENT</u>	<u>THOMAS MANNING</u>	<u>360-665-0084</u>
<u>VICE PRESIDENT</u>	<u>TAMMY McBANE</u>	<u>503-771-6144</u>
<u>SECRETARY</u>	<u>SHERON HUISMAN</u>	<u>360.665-0710</u>
<u>TREASURER</u>	<u>BILL HUISMAN</u>	<u>503-320-7046</u>
<u>MAINTENANCE</u>	<u>KRISTI RAINEY</u>	<u>360-665-2789</u>
<u>DEVELOPMENT</u>	<u>WAYNE FRYE</u>	<u>360-665-2989</u>
<u>ENVIROMENTAL</u>	<u>DON HAVERKAMP</u>	<u>206-552-3400</u>

PRESENT: Tom Manning, Sheron Huisman, Bill Huisman, Kristi Rainey, and Wayne Frye.

President Tom Manning called the meeting to order and asked for member's comments. First comment was on the proposed budget handed out to all. "Big Improvement." It is with everyone's help that we are making it happen. Getting an emergency exit from the park was brought up in case of fire. Tom will work on a plan & contact Stephanie at Pacific County Emergency Mgmt.

THE BOARD WANTED TO EXPRESS APPRECIATION TO PAST OFFICERS PAM REYNOLDS, BECKY ANDERSON & RENE COOK. A HUGE THANKYOU AND CERTIFICATE OF APPRECIATION WAS PRESENTED TO THEM.

**REPORTS FROM
DIRECTORS**

MINUTES: Security company name needs to be corrected. June 23, 2012 minutes were approved unanimously.

TREASURER: Copies of the Balance Sheet and Profit & Loss reports for June 2012 were distributed in hard copy to those present at the meeting. There were several questions asked about "other" items on the reports. Bill could not address those because they were previous board's reports. He will do research to find out what "others" are. The Balance Sheet was out of balance by \$125.00 & he will try to find that. The reports were approved unanimously by the membership. There were a lot of questions about numbers that could not be answered without looking back. The budget review committee will fix these items for the new budget to be present.

ENVIRONMENTAL: Sheron read Don's report. Pam Reynolds, Becky Anderson & Joni Gillespie volunteered to be on the Landscape development committee. They will get together with Don and other volunteers to get the landscape beautiful. The report was passed unanimously.

DEVELOPMENT: There have been no formal proposals for new development. The only thing going on is on the corner of 224 & Birch. It has been cleared & septic approved but that is it. Green space problem on 221 & Birch. Sand has been dumped in green space. Report unanimously approved.

MAINTENANCE: Kristi asked Bob to make a very detailed report of what he does daily, if any questions come up. She will read the list of things he does. Tractor frame was cracked & Bob & Dennis McBane volunteered to fix it and save us \$750. A BIG THANK YOU TO THEM! North Beach Water needs to be called again about the unresolved issue at the clubhouse entrance. Roger will call them. Report was unanimously approved.

SECRETARY: There was a complaint about fireworks going off & frightening a dog. I told her it was not against the law and our hands were tied. She said it was over. She wished members would be more considerate. Report was unanimously approved.

BUDGET BUSINESS: We had a budget committee of about 12 people to find ways to cut and revise the budget. We will meet August 4 to get a final budget to present to the members on August 18. There is a huge amount of money for tractor maintenance and we can't afford it. Roger Taylor is getting 3 quotes on lawn & grounds care that should save a lot of money. He is also getting independent insurance quotes for us and we will be meeting with them in August. We seem to have insurance that we don't need and not have some that we do need.

NEW BUSINESS: We are going to draft an enforcement policy for violations of covenants and bylaws. We need to be able to give people notice of the violation and a time-table to fix it. If it stays in violation, then a hearing and then fines will be assessed. At 60 days a \$25 fine, At 90 days a \$50 fine and then \$100 fine. The Policy will be written and it will be reviewed by the membership and our attorney. It was brought up that the fines need to be higher.

Would like to get the Magic Jack phone in which will cut the phone bill to 29.95/year.

The roads are in need of repair and that will be addressed with the county. Kristy will make a list of the worst areas and get on the county.

Evelyn reminded us that Sunset Sands was originally set up and sold as recreation and homeowners' community. Tom said we are considered a homeowners association under WA state law. The association has the right to limit renters and evict renters for breaking the covenants. We have the responsibility to follow the bylaws and the state and county rules too.

Kristy suggested that some volunteers help fix up the playground.

The bridge is in need of repair and Roger Taylor has volunteered to fix it.

THE TAPE RECORDER BROKE, SO THIS IS ALL THERE IS.

Sunset Sands Community Association

Balance Sheet

As of June 30, 2012

ASSETS

Current Assets

Checking Savings

House Account 28417.72

SSCA Checking 29888.30

Total Checking & Savings 58306.02

Accounts Receivable

Membership Dues

Other Income 1000.00

Membership Dues/Other -225.00

Total Membership Dues 775.00

Other Income

Clubhouse Rental 25.00

Other Income 193.00

Total Other Income 218.00

Total Accounts Receivable 993.00

Other Current Assets

House Contract Principal -14700.94

Total Current Assets 44598.08

Fixed Assets

Capital Improvements 21744.99

Total Fixed Assets 21744.99

Other Assets	
Equipment	196.92
House Contract Interest	<u>-1386.73</u>
Total Other Assets	<u>-1189.81</u>
TOTAL ASSETS	65153.26

LIABILITIES & EQUITIES

Cleaning Deposits	1050.00
Lien Filing Fees	764.00
Lien Removal	<u>728.00</u>
Total other current Liabilities	2542.00

EQUITY

Opening Balance	56718.57
Retained Earnings	9472.84
Net Income	<u>-3455.15</u>
Total Equity	<u>62736.26</u>
TOTAL LIABILITIES & EQUITY	65278.26

Out of Balance \$125.00.