

**SUNSET SANDS COMMUNITY  
ASSOCIATION  
BOARD MEETING MINUTES  
OCTOBER 15, 2012**

**BOARD MEMBERS**

<b><u>PRESIDENT</u></b>	<b><u>THOMAS MANNING</u></b>	<b><u>360-665-0084</u></b>
<b><u>VICE PRESIDENT</u></b>	<b><u>PAM REYNOLDS</u></b>	<b><u>503-616-1249</u></b>
<b><u>SECRETARY</u></b>	<b><u>SHERON HUISMAN</u></b>	<b><u>360.665-0710</u></b>
<b><u>TREASURER</u></b>	<b><u>SHERON HUISMAN</u></b>	<b><u>360-665-0710</u></b>
<b><u>MAINTENANCE</u></b>	<b><u>BILL HUISMAN</u></b>	<b><u>360-665-0710</u></b>
<b><u>DEVELOPMENT</u></b>	<b><u>WAYNE FRYE</u></b>	<b><u>360-665-2989</u></b>
<b><u>ENVIROMENTAL</u></b>	<b><u>ROGER TAYLOR</u></b>	<b><u>503-780-3837</u></b>

**PRESENT:** Tom Manning, Pam Reynolds, Sheron Huisman, Bill Huisman, Roger Taylor and Wayne Frye.

President, Tom Manning welcomed the members and called the meeting to order AT 9:30 a.m. Tom asked for members comments. There were no member comments. Tom has to leave early so we are hitting business first. There have been some break-ins in the community and we need to keep an eye out for anything unusual. Rene Cook's car was broken into. A storage unit on 224<sup>th</sup> was broken into. We need to reinstitute our neighborhood watch and call 911. The sheriff is patrolling more often and that is good. A key was found on the island and is on the board if you are missing one.

**Old Business:** We found a new insurance company that gives us better coverage. Philadelphia insurance is basically doubling our coverage with smaller deductibles and our cost is less than our policy would be with the old carrier. It covers all equipment and our playground equipment. It will save a couple hundred dollars. Thanks to the budget community for helping us cut costs. We hope you are pleased with the landscaper and cleaning contractor. We are really pleased with their work. The bathrooms have never been this clean. We would like a motion to accept the insurance policy. First we need to know if you want to rent the clubhouse to nonmembers. We would like to sun our idea for renting the clubhouse to members first. It is a members clubhouse first. During the month of January members can book the clubhouse for any time slots for the entire year. February 1 it is open on a first come first serve basis. We hope to bring in extra income to pay for improvements. We will not rent out the clubhouse on 3 day holidays. We are going to be doing a lot of repairs and Bill & Tom are doing a 5 year plan. Our clubhouse can be rented but they will need an insurance binder. We can reduce the fees for members. We may charge a \$25 non- refundable cleaning deposit. Our insurance covers member rentals. If alcohol is being served a "special event policy will be necessary. The cost at Strand is \$175. In many cases you can get a binder on your home owners insurance. Speed Limits will be emphasized to renters. The good thing is that Strand is local and protecting us. They gave us better coverage for less money. We will put this information in the winter newsletter. We will be going after offenders of our policies. This will be going out in our newsletter. The outhouse issue will be one of the first to be brought before us as a grievance. If you have a problem, bring it to us. We are going after renters, if they do not keep the rules & bylaws just like an owner, we can remove them without owners permission. The owner has to give the Board written permission to allow renters to use the clubhouse. How are we going to know who is renting? We will be sending letter to

everybody stating the rules & regulations for renting and they apply to everyone: Members and non-members. We need names and phone numbers for every property. There will be due process for all. Hopefully we won't have to levy fines. But if we have to we will. Let's make a motion to accept the new insurance policy. Bill Huisman made the motion. It was seconded and a vote was taken. All were in favor. None opposed.

We will have capital improvements, like playground equipment picture was passed around. Everyone liked the new equipment. We will be ordering it in December to get the sale price. 10 new 10 person picnic tables will be made with the stainless frames shown. A motion was made to pay back \$2500 to the house account. Any discussion? All those in favor? Ayes carry. No Nays. The motion carries.

Secretary's Report: Let's make a motion to approve the minutes. Pam so moved. Any discussion? All those in favor say aye. Aye motion carries.

Treasures report in front of you. A motion was made to approve the Treasurer's report. The motion carries. Bob paid \$50 for the old mower and that is a credit amount.

Maintenance & Environmental Report: The moss has been cleaned off the roof and the roof treated. The gutters have been cleaned. Bill & Roger will accept all help. They put a new axle seal in the tractor so the oil is staying in the tractor, instead of on the floor. They changed the oil in it also. They burned the burn pile They had the septic tanks checked and one does need to be pumped. That will be done in the next week. We had an arborist look at the trees and all of the hemlocks have to be taken down All trees need to be trimmed up to let the sun in, so we can grow grass instead of moss. We did a study for the insurance company of how many houses and R.V.'s are in the community. We have 180 homes and 44 fulltime RVs. I am sending a picture around of the playground we are proposing and the other picture is the galvanized steel frames at \$300 each and we are proposing 10. That is seating for 100 persons. The roof on the clubhouse was replaced in 1995, so it should have several years left on it. However, the garage roof is shot and will need replacing very soon. I am sending around a sign-up sheet for volunteers. We are getting a lift truck to take down the limbs and they will be on the ground. We will have a BBQ for helpers and we will need lots of help. We also want to know of any older folks that need wood, we will have it for them. Just let us know. We will have the stumps ground so new trees can be planted. We will get advise from our landscape company and what to plant & where.

Development Report: Reviewed Garage & House development for the Taylors. People looking to see what they could build if they bought property in SSCA. Development Report unanimously accepted.

Bill Huisman said that if trees come down on the road they will clear one lane and the wood was there for whomever wanted it. They would cut it up and supply it to those who need it. Jan Taylor said that Roger would be glad to cut wood for anyone who needed help. He just needs to know the size of their stove to cut it the right length and name & address. M&E reports unanimously accepted.

Environmental: Roger said county will be in to cut down the road brush.

OLD Business: The magic jack is not what it was described.

**NEW Business: We have changed some of the jobs on the board, please see above and we need a secretary. The emergency response team needs to know the families that need help. Also we need to know the people that are on breathing machines, etc. in case of power outage so we can get them power from a generator or something. We need Christmas Decoration volunteers.**

**Pam Reynolds adjourned the meeting.**

**After the meeting, Tanya Hoffman volunteered to be our secretary. Pam, Roger, Bill & Sheron voted to give her the job.**