

# SUNSET SANDS COMMUNITY ASSOCIATION

## BOARD MEETING MINUTES

### DECEMBER 15, 2012

#### BOARD MEMBERS

PRESIDENT	THOMAS MANNING	360-665-0084
VICE PRESIDENT	PAM REYNOLDS	503-616-1249
SECRETARY	TANYA HOFFMANN	503-314-9570
TREASURER	SHERON HUISMAN	360-665-0710
MAINTENANCE	BILL HUISMAN	360-665-0710
DEVELOPMENT	WAYNE FRYE	360-665-2989
ENVIROMENTAL	ROGER TAYLOR	503-780-3837

PRESENT: Tom Manning, Pam Reynolds, Tanya Hoffmann, Sheron Huisman, Bill Huisman, Wayne Frye, Roger Taylor.

**Welcome:** President, Tom Manning welcomed the members and called the meeting to order at 9:32 a.m. Get well card for Frank Hughes for people to sign. Bob Thompson is also in the hospital in Vancouver. I want to thank those that did the Christmas decorations, they did a fine job.

We will meet one day a week on Wednesday's 6PM – 9PM for any special sessions which might be an executive session if we have any law suits or things that are confidential we will go through those at that time. We need to let the membership know that that time and date is when we will do it. We have to post 24 hours in advance it will be posted on the club house. That's a time frame we may not be meeting but it gives us the opportunity to meet if we need to stay within the confines of the law. On a special board meeting it's not necessarily and executive session it's not closed the membership is not really invited, it could be a law suit between a member and their attorney, or we have an enforcement issue we bring somebody in and they have due process. This is what the violation appears to be, how can we fix/remedy it and if they can fix/remedy it then it's no big deal and it doesn't get done it's fine. I'm not saying these meetings are closed, if it's not an executive session, if it's a special session you can come in. We are pretty open as a board, we are not trying to be secretive. But there are things by law that we have to do under special sessions.

Tom asked if there were any member comments. No comments.

**November Minutes:** We have a copy of the minutes here if you haven't seen them. If corrections need to be made, they will be made next month. Bill Huisman made a motion to accept the November minutes, 2<sup>nd</sup> by Sheron Huisman, no discussion, motion passed.

**Enforcement Fees and Policies** have been submitted to the attorney, we should get them back soon.

#### **Treasurer's Report: Sheron Huisman**

November Profit & Loss summary is available if you didn't pick one up.

	<b>Income</b>	
Member's Dues		\$8375.00

### **Expenses**

Administrative Business	\$2,067.17
Maintenance	\$ 928.85
Utilities, Business	<u>\$ 179.01</u>
Total Expenses	\$3,752.95

Net Income **4,622.05**

All members that were on the budget committee last year, we would like to keep the same committee and if anyone else would like to join, they are welcome.

**Comments from the membership on Treasurer's Report:** No Comments

Pam Reynolds made a motion to accept the Treasurer's Report Roger Taylor 2<sup>nd</sup>, no further discussion, motion passed.

### **Secretary Comments: Tanya Hoffmann**

Apologized that minutes were not available, next month there will be minutes for everyone to see. I'll talk to Lori about posting the minutes quicker. If there are any corrections to be made we will address them next month.

### **Maintenance Report: Bill Huisman**

Same as last month, when I state we, I mean Roger and myself. This month we cleaned the roof after the downed trees, got the debris picked up, burned the debris pile down to nothing and someone brought more so it's an on-going thing. We had a leak in the men's bath house in the roof I was able to locate it and put a temporary fix on it. It wasn't flashed properly in the first place. We brought the clubhouse into compliance with what the Fire Marshall wanted, the exit signs, no smoking signs, extension strips properly used, new fire extinguishers. I order the new playground equipment (steel, plastic coated just like what the schools have), 4-6 weeks on getting it. We confirmed the date with the forester, he will be here tentatively the 21<sup>st</sup> of January to start removing our trees. Replaced a bad electrical breaker in the panel box.

Tom Manning – If you notice some of the playground equipment, the white slide was taken out, it was rotted. They are working on fixing some of the other equipment.

**Tree Removal Process** – In your packet, you see a Sunset Sands Community Association Danger Tree Removal Project Release of Liability. What this does, it protects us and the members from being sued since were an association. If you have trees on your property that you feel are danger trees that are leaning, we've got a lot of clean up even from the 2007 storm, we got blow downs, learners, we are going to clean all them out. So we have a liability here if any of them are leaning toward your property from one of our green belt areas, we are taking on the green belt first. We are going to have a logger that is contracted that is bonded and insured so the way that it works is you wouldn't sue us because we represent each other, you would go through the Washington Court insurance, not necessarily ours. This protects the board officers and the memberships since we're all members of Sunset Sands. That is the legal document that was drawn up. So, those that want to participate and have maybe some danger trees on their property be removed, we can do that. The reason why we're doing that is that it actually benefits the association too. A load of timber will gives us \$500-\$800. An Arborist has gone through and marked trees that are not safe, we are going to plant new trees that are better for landscaping purposes.

Ball Park – we are getting a bid right now, we would like to put a ball diamond in the back corner for baseball, we're getting some prices right now. Would like to put in a second horse shoe pit. (Bob Gillespie indicated that the corner is pretty wet, you wouldn't want to put it in

the corner)

Basketball Court – the rope around could be dangerous if someone backed into it, the question was asked what the purpose was for? Bob Gillespie indicated that it is to keep the geese from the court area. If you tie ribbon to the rope it keeps the geese off the court.

Picnic Tables – Eagles have been in contact with us, they will bring 200 people here for their picnic, the Eagles are definitely interested. It will be January before we can book them but we would like to have enough picnic tables here that would seat 100 people which is only half of what they would need, but would like to draw those bigger groups that will bring us \$1,000 a pop which would definitely help with our capital improvements. We are planning on building 10 tables that will seat 100 people. Galvanized tubing frame work with pressure treated wood that won't rot for the top and seats.

A member asked how to get signed up for the removal of trees in the green belt. Sign-up sheet was available to sign up on.

Pam Reynolds made a motion to accept the maintenance report, Tom Manning 2<sup>nd</sup>, no further discussion, motion passed.

Comment from floor, Lots behind me that belong to Lori Buckley has a coyote den, they are stalking my house and my cats, the cats stay inside but, is there a way to get back onto their lots to eradicate them? It can be done during trapping season, using a government trapper, but you can't fire a firearm, they are a live animal trap so then they can kill them afterward. Budget is so low right now that they may not have resources to do it. We will bring up the safety of members and the coyotes at next month's meeting.

#### **Development Report: Wayne Frye**

Not much is going on this time of year because of the weather. Actually, since last month I haven't received any proposals, revisions or anything like that. Occasionally, I receive inquiries about where a lot is or things like that. The only thing of particular interest that I got a call, it was someone that I had talked to about development in the past that is why they called me. It was a garbage issue, another case of renters. Communities eyes as far as development issues go is appreciated.

Roger Taylor made a motion to accept the maintenance report, Pam Reynolds 2<sup>nd</sup>, no further discussion, motion passed.

#### **Environmental Report: Roger Taylor**

Not much going on, when we take the trees down we will have a mess to clean up. When we take the trees down, we are going to shave the roads off here. We are trying to contact the owner of the property behind us. The gentleman that cleans the bathrooms for us is going to work for us as a contractor to start clean up also. It is going to take a good month, month and a half. When we take the trees out, we are going to try to grind the stumps out, if that doesn't work we will bring in a track hoe and dig the stumps up and level everything out and plant in all new grass. We will also plant trees back maybe not in the same location. We have already preliminarily tagged them down at Peninsula Landscaping, they have a bunch of live Christmas trees that will fit in and grow better than what we have now.

We may have to have a one line survey done on this road and by the gate to verify where our property line is. Having the property line staked and survey will protect us.

Old picnic tables need to be picked up by the first of the year otherwise they will disappear.

Tree removal will start the first of the year going house to house to talking to people and tagging trees with the forester who will either bless it or say he won't take it and we will

remove the tag. Some of these tree limbs are pretty good size in diameter that can be put into fire wood and those needing fire wood, seniors that can't get out and cut wood. Let us know what their needs are and we can accommodate that and give them some wood. They are only taking the trees and leaving all the limbs. Once we get the clean up done at the club house then the landscape committee will come in and do their thing.

Comments: A member reported to the Board of a government environmental grant that our association could benefit from. She is looking into this grant to help remove the noxious weeds in the lake and that is affecting our member usage and has a detrimental effect on fish and wildlife. She will report back to the Board and we will review the grant requirements, time line and the main focus of the grant. We can then develop a work plan and bring it before the Board of Directors for approval.

Roger has given the Audubon Society permission to do some bird counts, they will be looking for eagle nests and rare birds. We just saw 2 trumpet swans this morning and they flew off with the geese and the geese looked like birds. So if you see people out here that aren't members, it is okay and it's a good thing.

Tanya Hoffmann made a motion to accept the environmental report, Pam Reynolds 2<sup>nd</sup>, no further discussion, motion passed.

#### **Vice Presidents Comments: Pam Reynolds**

Newsletter you received, there was a form in the newsletter for all members to complete to update the information we have on file for each lot. Please complete and mail back into the board. We also need renters information. I will contact Lori for sending the minutes out.

#### **Old Business:**

Tree Removal - We had one tree that fell and hit a storage unit on Crane and 202, I don't know if it was from the green belt or not but we want to get all the blow downs taken out even from 2007. It will make our green belts look a lot nicer. It should have been done a long time ago but we didn't have the means to do it and it would've cost too much. This is a great opportunity.

House Fund - We are on schedule to re-pay the \$2,500 to the house fund account.

Christmas Party - Prime Rib is going into the oven as soon as I get home from this meeting. Everyone is welcome and expected from 5PM or so for a social hour, bring your favorite beverage. Hope to see everyone here tonight for a good time, don't forget your white elephant gifts.

#### **New Business:**

Develop a 5 Year Capital Improvement Plan. Lot of things like the roof repair, bridge. Starting in January we will meet and it will probably take 1 or 2 days of meetings.

Roger - Our sign out on the front on 227<sup>th</sup>, needs to be replaced and I don't want to be the one to make a decision I want input from the membership. If you like what we have it won't take long to duplicate it. Bob Gillespie suggested brick and concrete and put a sign in that. Evelyn Davis likes the sign we have she doesn't know what it would cost to duplicate. Materials without the carving would cost about \$150.00. Another member suggested she thinks it's the Breakers Hotel sign is really neat, we may want to look into that type of sign. It may be a cast and she doesn't know what that would cost. We will look into all options.

If you are interested in being on the Membership Planning Committee, please contact Roger.

Sunset Sands is still having some burglaries/break-ins, sheriff patrols have dropped off, it is

happening all over the peninsula, so we still need to strengthen our neighborhood watch program. Evelyn Davis indicated that she has 2 grandsons that are police officers, they indicated the more lights you have around and in your house the better your security. We have some lights out that we will get replaced. The light at the gate is out and we are having cars parking out by the gate drinking and dumping garbage. We believe they are juveniles, if you see cars parked there get their license plates and let the board know. Members need to make sure they are locking things up.

Special board meetings – we will notify and post at least 24 hours before the special meeting.

**Member Comments:** A question was brought up about cable. Cable was only brought down to 219<sup>th</sup>. You would have to contact the cable company and see what it would cost at this time. When the board checked on it previously, it was too expensive.

Meeting was adjourned at 10:31 a.m.