

**AGENDA**

**Sunday Harbor Community Association**

**Board of Director Meeting**

**Wednesday February 18, 2009, 6:30 P.M.**

**8673 Harbor Drive – Residence of Sharie Wilder**

**I. CALL TO ORDER**

**II. ATTENDANCE**

**III. APPROVAL OF MINUTES**

**Minutes of Board of Director meeting held October 21, 2009**

**IV. FINANCIAL REPORT**

**Lot 25, contract sale**

**Returned check policy**

**Proposed budget 2009-2010**

**Unpaid dues**

**Property tax 2009-2010**

**V. NEW BUSINESS**

**Annual Meeting date and place – Sharie Wilder**

**Park improvements – Long Range Plan**

**Election of Directors – 2009-2011**

**VI. UNFINISHED BUSINESS**

**Lots 64 and 65**

**Park shelter demolition**

**Neighborhood Watch**

**VII. OLD BUSINESS**

**VIII. ADJOURNMENT**

SUNDAY HARBOR COMMUNITY ASSOCIATION

NOTICE OF MEETING

<sup>2-18-09</sup>  
The Board of Director meeting has been rescheduled as follows:

WEDNESDAY

MARCH 4, 2009

6:30 P.M.

RESIDENCE OF SHARIE WILDER

You have previously received the agenda for the meeting which was cancelled.

I apologize for the inconvenience and hope you can make the meeting as we have important items to consider.

Sharie Wilder, President

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3-4-09

## MINUTES

Sunday Harbor Community Association

Board of Director Meeting

Wednesday, March 4, 2009, 6:30 p.m.

8673 Harbor Drive, Residence of President Sharie Wilder

### I. Call to Order

This regular meeting of the Board of Directors was called to order at 6:40 p.m. by President Sharie Wilder.

### II. Attendance

President Sharie Wilder	present
Vice President Harvey Wilson	absent, excused
Treasurer Dee Hibbeler	present
Director Erin Carampot	present
Director Joyce Matlewsky	absent, unexcused
Director Carol McCaig	present
Director Marie Wilson	present

### III. Approval of Minutes

Erin Carampot moved to approve the minutes of the October 15, 2008, meeting as read. Seconded. Carried.

### IV. Financial Report

#### Lot 25, contract sale

Maria Wilson moved to charge the contract late fee of \$20.00 per month for each month payment is delinquent to Colette Jalbert, contract purchaser of Lot 25. Seconded and carried.

#### Returned check policy

Erin Carampot moved to establish policy to charge \$30.00 non-sufficient funds check fee plus require replacement of the NSF check with a cashier's check or money order. Seconded. Carried.

#### Savings account policy

Dee Hibbeler moved to build the savings account balance to \$5000.00 and maintain a balance of \$5000.00 in the account to cover one year operating expenses in the event of an emergency. Seconded. Carried.

Proposed budget – 2009-2010

Maria Wilson moved to approve the proposed budget and to assess \$50.00 annual membership dues for the 2009-2010 period. Seconded. Carried.

Unpaid dues

Maria Wilson moved to charge \$10.00 late fee each time a past due statement is sent to a member for unpaid dues. Seconded. Carried.

Property tax

Dee Hibbeler moved to pay the annual property tax of \$640.47 in one installment. Seconded. Carried.

V. New Business

Annual Meeting of Members

Sharie Wilder moved to hold the Annual Meeting of Members on April 25, 2009, 1:0:00 a.m. to 12:00 noon, at the American Legion hall and to pay the meeting room rent of \$100.00 plus a \$100.00 refundable deposit. Seconded. Carried.

Park Improvements – Long Range Plan

Dee Hibbeler moved to obtain costs for an accessory building to be constructed in the park to house park equipment, store association records and possible use as meeting room and to make a long range plan to improve the park. Seconded. Carried.

Election of Directors 2009-2011

Dee Hibbeler moved to declare three director positions vacant as of April 25, 2009 (Sharie Wilder, Harvey Wilson and Dee Hibbeler) and to send out notice of the election of directors at the Annual General Meeting April 25, 2009. Seconded. Carried.

Bylaws

It was moved by Erin Carampot to include a self-addressed, postage paid, envelope with the proposed Bylaws revisions. Seconded. Carried.

VI. Unfinished Business

Lots 64 and 65

President Sharie Wilder reported that the Sheriff's Department had been contacted regarding the activity and odors reported as coming from the lots.

VII. Adjournment

It was moved and seconded to adjourn the meeting at 8:39 p.m.

Dee Hibbeler  
Acting Secretary

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4-15-09

AGENDA

Sunday Harbor Community Association

Board of Director Meeting

Wednesday April 15, 2009, 6:30 P.M.

8673 Harbor Drive – Residence of Sharie Wilder

I. CALL TO ORDER

II. ATTENDANCE

III. APPROVAL OF MINUTES

Minutes of Board of Director meeting held March 4, 2009

IV. FINANCIAL REPORT

Lot 25, contract sale

Unpaid dues

V. NEW BUSINESS

Park improvements – Long Range Plan

VI. UNFINISHED BUSINESS

Park shelter demolition

Neighborhood Watch

VII. OLD BUSINESS

VIII. ADJOURNMENT

SUNDAY HARBOR COMMUNITY ASSOCIATION  
P.O. Box 907  
Blaine, WA 98230

MINUTES  
Board of Director Meeting  
April 15, 2009, 6:30 p.m.  
Residence of Sharie Wilder

I. Call to Order

This regular meeting of the Board of Directors was called to order at 6:42 p.m. April 15, 2009, at the residence of Sharie Wilder.

II. Attendance

Sharie Wilder, President  
Harvey Wilson, Vice President  
Dee Hibbeler, Treasurer, Acting Secretary  
Erin Carampot, Director  
Joyce Matlewsky, Director  
Carol McCaig, Director absent, excused  
Maria Wilson, Director

III. Approval of Minutes – Dee Hibbeler, Acting Secretary

Erin Carampot moved to approve the minutes of the meeting held March 4, 2009, as read.

IV. Finance Report – Dee Hibbeler, Treasurer

Erin Carampot moved to send Colette Jalbert, contract purchaser of Lot 25, reminding her that she is three months in arrears and of the Association's right to foreclose on the property. Seconded. Carried.

V. New Business

Sharie Wilder moved to accept an offer from Wallace Chin (Lot 112) to remove the tree stumps in the park with the use of a chemical (methane) and to grade the dirt pile at W. Chin's expense. Seconded. Did not carry. Two in favor. Four opposed.

Erin Carampot moved to approve a three year park improvement plan to include stump removal, fill holes, repair picnic shelter, install a storage shed, repair road to boat ramp with gravel, repair fire pit and bulletin board and investigate possibility of

playground equipment. Funds to be from Park Improvement Fund . Seconded.  
Carried.

Sharie Wilder moved to investigate dissolving the Association. No second.

VI. Unfinished Business

Neighborhood Watch

Harvey and Maria Wilson reported that they plan to hold a second Neighborhood Watch meeting of the members which will be announced at the Annual Membership Meeting.

VII. Old Business

VIII. Adjournment

It was moved and seconded to adjourn the meeting at 8:25 p.m.

Dee Hibbeler  
Acting Secretary

# FINANCIAL REPORT

April 15, 2009

Checking account \$1438.01  
(includes refundable deposit to American Legion and  
second half property tax due October 2009 paid April)  
(does not include one undeposited dues check - Kimball)

Savings account 2983.18  
(Lot 25 contract in arrears 3 months)  
February 248.54  
March 248.54  
April 248.54  
Property tax on this lot will be due 4-30-09  
First half \$453.79

Tax Reserve account 1517.24  
(Interest earned \$5.60)

Park Improvement Fund 7029.77  
(Interest earned \$25.90)

## Payable April

Dee - reimburse supplies -  
annual meeting 184.52  
(includes case of paper  
which will carry over)  
Postage - annual meeting 80.14  
Supplies - dues billing June  
(includes 2 extra ink  
cartridges to carry over) 65.51  
-330.17

## Payable May

Secretary of State - 10.00  
PO Box - 94.00

## Payable June

Harvey - park maint -299.00  
Dee - clerical -299.00  
Dee - bookkeeping -299.00

Cash balance 6-30-09 256.84

MINUTES  
ANNUAL MEETING OF BOARD OF DIRECTORS  
SUNDAY HARBOR COMMUNITY ASSOCIATION  
April 25, 2009  
American Legion Hall, 8151 Blaine Rd. Blaine, WA

I. CALL TO ORDER

This annual meeting of the Board of Directors was called to order at 12:30 PM by Director Erin Carampot for the purpose of electing officers for the period of April 25, 2009 until the next annual meeting of the Board of Directors in April 2010. This meeting was held in accordance with provisions of the current Bylaws.

II. ATTENDANCE

Erin Carampot, Director, present  
Maria Wilson, Director, present  
Joyce Matlewsky, Director, present  
Carol McCaig, Director, present

III. ELECTION OF OFFICERS

The following nominations were made by Carol McCaig.

President, Erin Carampot

There being no further nominations, it was moved to seconded to elect Erin Carampot as President.

IV. ADJOURNMENT

The meeting was adjourned to May 13, 2009 to complete the business of electing officers.

SUNDAY HARBOR COMMUNITY ASSOCIATION  
PO Box 907  
Blaine, WA 98231

MINUTES  
Board of Directors Meeting  
May 13, 2009  
Residence of Harvey and Maria Wilson

I. CALL TO ORDER

The Annual Meeting of the Board of Directors reconvened and was called to order by President Erin Carampot at 6:41 PM May 13, 2009 at the residence of Harvey and Maria Wilson. At the beginning of the meeting, Harvey Wilson was appointed to complete one vacant two year Director term from May 13, 2009, to April 2011.

II. ATTENDANCE

Erin Carampot, President  
Harvey Wilson, Director  
Joyce Matlewsky, Director  
Carol McCaig, Director  
Maria Wilson, Director  
Dee Hibbeler, guest

III. APPROVAL OF MINUTES

Carol McCaig moved to approve the minutes for the Board of Directors meeting held April 15, 2009. Harvey Wilson seconded the motion and it was carried.

4 Yays  
0 Nays

IV. FINANCIAL REPORT

Harvey Wilson made a motion to approve the April 25, 2009 Financial Report. Maria Wilson seconded the motion and it was carried.

4 Yays  
0 Nays

V. UNFINISHED BUSINESS

Erin Carampot resigned the office of President. Joyce Matlewsky was elected President. The following individuals were elected to fill the offices of

Treasurer, Erin Carampot (acting Secretary)  
Vice President, Harvey Wilson

For the term May 13, 2009 until the Annual Membership Meeting for April 2010.

VI. NEW BUSINESS

Dee Hibbeler made a request to address the Directors and was given the opportunity at the beginning of the meeting before the Approval of Minutes. Dee presented Sharie Wilder's resignation email and minutes from the Annual Meeting.

Dee requested a Good Faith Motion of the Board of Directors to continue the agreement for bookkeeping and clerical work that she is to perform from June 25, 2008 through June 30, 2009. She delivered a copy of the agreement and the Association's checkbook register from the bookkeeping program highlighting her payments. Dee also provided financial statements and approvals of her work from past Board of Directors Meeting minutes.

Erin Carampot handed the gavel of President to Harvey Wilson, Vice President, to make the Good Faith Motion that Dee Hibbeler had done approved work, received payment properly, and would continue to work through June 30, 2009. The motion was seconded by Maria Wilson and carried.

4 Yays  
0 Nays

The following three motions were made regarding the Association's bank accounts were made:

The motion was made and carried to move the funds belonging to Sunday Harbor Community Association from WECU to accounts at Horizon Bank. Erin Carampot disclosed that she is the Office Supervisor at the Blaine Office of Horizon Bank.

The motion was made and carried that any accounts be signed by the officers elected May 13, 2009.

The motion was made and carried to have all checks be signed by any two of the following: President, Vice President, Treasurer, and Secretary.

The three motions were ratified by the signing of a new Resolution.

VII. OLD BUSINESS

Park Maintenance: Harvey Wilson asked Erin Carampot to offer the job of park maintenance to Elmer Carampot. Erin agreed to ask Elmer.

VIII. ADJOURNMENT

The meeting was adjourned by President Joyce Matlewsky at 7:40 PM

SUNDAY HARBOR COMMUNITY ASSOCIATION  
P. O. Box 907  
Blaine, WA 98231

THREE YEAR PARK IMPROVEMENT PLAN

Summer 2009

- 1) Remove tree stumps.
- 2) Level grounds and fill holes.
- 3) Repair picnic shelter (add floor and new roof)
- 4) Gravel the road leading to the boat ramp
- 5) Repair fire pit
- 6) Repair and paint bulletin board
- 5) Submit paperwork to County for a shoreline exemption for installing a shed to store equipment

Approximate cost \$2500

Summer 2010

- 1) Install shed for storage of equipment

Approximate cost \$2500

Summer 2011

- 2) Investigate adding playground equipment

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7-15-09

AGENDA

Sunday Harbor Community Association

Board of Director Meeting

Wednesday July 15, 2009, 6:30 P.M.

8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. CALL TO ORDER

II. ATTENDANCE

III. APPROVAL OF MINUTES

Minutes of Board of Director meeting held April 25, 2009

Minutes of Board of Director meeting held May 13, 2009

VI. FINANCIAL REPORT

Report by Treasurer Erin Carampot

Tom Soma dues matter

V. UNFINISHED BUSINESS

Appointments to director vacancies

Bylaws revisions

Three year plan for park improvements

Enforcement of covenants

VI. NEW BUSINESS

Agreements for park maintenance, clerical and bookkeeping services 2009 – 2010

VII. OLD BUSINESS

VIII. ADJOURNMENT

MINUTES  
SUNDAY HARBOR COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
July 15, 2009 6:30 PM  
8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. Call to Order

This regular meeting of the Board of Directors was called to order by President Joyce Matlewsky at 6:30 p.m.

President Joyce Matlewsky gave a report regarding her advisement of leash law to new resident Tiffany Remy

II. Attendance

Four directors: Erin Carampot, Joyce Matlewsky, Harvey and Maria Wilson, present. Carol McCaig absent, excused. One director vacancy.  
Guest: Dee Hibbeler

III. Approval of Minutes

Erin Carampot made motions to approve the minutes of both the Board of Director meetings held April 25, 2009 and May 13, 2009, carried.

IV. Financial Report

Treasurer Erin Carampot gave a report regarding dues collected to date, approximately one-third of those billed.

Erin also reported on the Contract Sale Lot 25, which is currently 3 payments behind. Erin suggested giving Jalbert another month before readdressing her delinquency at the next Directors' meeting. She also recommended that in the event any future payments were returned NSF, the Association would require collected funds henceforth.

A motion was made and carried for the Treasurer, Erin Carampot, to write a letter to Tom Soma regarding his responsibility for the payment of his dues.

Maria Wilson's motion was carried for the President, Joyce Matlewsky, to sign a letter to Shari Wilder in response to her email regarding her nonpayment of dues.

Erin Carampot made a motion for a three year delinquency to be required before the placing of liens, carried.

The Treasure's report was approved.

V. Unfinished Business

Erin Carampot made a motion to appoint Dee Hibbeler to a vacant Director position for the balance of the term ending April 2011. Maria Wilson seconded the motion and it was carried unanimously.

After reviewing the votes cast, it was moved by Dee Hibbeler and seconded to declare the proposed Bylaws Revisions adopted with the prevailing side voting in favor of adopting; those votes not cast to be counted with the prevailing side in accordance with Roberts Rules of Order, Article VIII - Voting, which reads "While it is the duty of every member who has an opinion on the question to express it by his vote, yet he cannot be compelled to do so. He may prefer to abstain from voting, though he knows the effect is the same as if he voted on the prevailing side." The motion was seconded and carried with five votes.

Dee Hibbeler and Harvey Wilson presented the Three Year Plan for Park Improvement. Erin Carampot made a motion to start the 2009 section as it was presented, carried.

Regarding the Enforcement of Covenants, it was decided to draft and present a list of enforceable Covenants at the next meeting.

VI. New Business

A motion was made and carried to retain Dee Hibbeler for bookkeeping services for the period ending 6-30-2010 in an amount of \$599.00.

VII. Old Business

None was presented.

VIII. Adjournment

The meeting was adjourned at 8:30 PM

Erin Carampot  
Acting Secretary

Declarations that may be enforced.

Section II. Land Use Restrictions

- 1) No garbage, refuse, rubbish, junk or cut growth shall be permitted to be deposited, left or accumulated on a lot unless in suitable containers which shall be kept in sanitary condition, regularly emptied and fully screened from view of the street and adjacent lots.
- 2) No animals shall be kept or permitted on the real property in the plat except for household pets which shall not unreasonably interfere with the use and enjoyment of any lot.
- 3) No goods, equipment, trucks, vehicles or paraphernalia in or connected with any trade or business shall be kept or stored in the open on any lot. No commercial signs, including "For Sale" signs, shall be permitted on any lot or structure.
- 4) No noxious, or offensive activity shall be permitted on any lot nor shall anything be permitted that may be or become a nuisance or unreasonably interfere with the use and enjoyment of any part of the real property included in the plat.

(Note: meaning of noxious  
harmful or injurious to health or physical well-being morally harmful likely to  
cause moral, spiritual or social harm or corruption, disgusting very unpleasant.

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8-19-09

AGENDA

Sunday Harbor Community Association

Board of Director Meeting

Wednesday August 19, 2009, 6:30 P.M.

8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. CALL TO ORDER

President's Report – Letters to Sharie Wilder and Gregory Babcock

Review of Director and Officer duties

II. ATTENDANCE

III. APPROVAL OF MINUTES

Minutes of Board of Director meeting held July 15, 2009

VI. FINANCIAL REPORT

Report by Treasurer Erin Carampot

Contract sale Lot 25

Report on receipt of 2009-2010 dues

V. UNFINISHED BUSINESS

Director vacancy – Election of Secretary

Three year plan for park improvements - update

Enforcement of covenants

VI. NEW BUSINESS

Agreements for park maintenance, clerical services 2009 – 2010

VII. OLD BUSINESS

VIII. ADJOURNMENT

It was moved to approve the agreement for park maintenance (mowing and weed eating) as needed with Darrell Hubbs for the period July 1, 2009 to June 30, 2010 for the amount of \$599.00. Seconded and carried.

IX. OLD BUSINESS

X. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 8:02 p.m.

Dee Hibbeler  
Secretary

V. FINANCIAL REPORT

It was moved by Harvey Wilson to approve the financial report given by Treasurer Erin Carampot. Seconded. Carried.

It was moved to take no action on the contract sale of Lot 25 (Jalbert) at this time. Seconded. Carried.

VI. UNFINISHED BUSINESS

It was moved to elect Dee Hibbeler as Secretary for the remainder of the term April 2009 to April 2010.

It was moved by Harvey Wilson to appoint Darrell Hubbs to fill the existing director vacancy for the balance of the April 2009 – April 2011 term. Seconded. Carried.

Harvey Wilson reported that work on the park improvements scheduled for 2009-2010 should begin in the near future.

It was moved by Harvey Wilson to notify members that the Association plans to begin enforcing Section II – Land Use Restrictions, paragraphs

1. "No garbage, refuse, rubbish, junk or cut growth shall be permitted to be deposited or accumulated on a lot unless in suitable containers which shall be kept in sanitary condition, regularly emptied and fully screened from view of the street and adjacent lots."
4. No noxious, or offensive activity shall be permitted on any lot nor shall anything be permitted that may be or become a nuisance or unreasonably interfere with the use and enjoyment of any part of the real property included in the plat.

It was moved by Dee Hibbeler that members violating Sections 1 and 4 should first be sent two successive warning letters, then if the violation continues begin assessing fines of \$50.00, \$75.00 and \$100.00 – ascending each time a notice is sent. Seconded and carried.

VII. NEW BUSINESS

It was moved to approve the agreement for clerical services as needed with Dee Hibbeler for the period July 1, 2009 to June 30, 2010 for the amount of \$599.00. Seconded. Carried.

MINUTES  
SUNDAY HARBOR COMMUNITY ASSOCIATION  
BOARD OF DIRECTOR MEETING

August 19, 2009

8649 Harbor Drive, Blaine, WA – Residence of Harvey and Maria Wilson

I. CALL TO ORDER

This regular meeting of the Board of Directors was called to order by President Joyce Matlewsky at 6:43 p.m.

II. PRESIDENT's REPORT

President Joyce Matlewsky reported that a letter had been sent to Gregory Babcock. A response letter has been received from Gregory Babcock's mother, Elsie Babcock advising that the Association could take whatever action is necessary to remove the "squatters" from the property.

It was moved by Dee Hibbeler to respond to Mrs. Babcock's letter that the Association has no jurisdiction over the individual properties other than the collection of Association dues from the owners and that removal of the "squatters" remains the responsibility of the owner, Gregory Babcock. Seconded by Harvey Wilson. Carried.

President Joyce Matlewsky reported that Sharie Wilder has not responded to the letter sent to her by the Association advising her that the record does not reflect that dues were paid in excess of the amount owed.

III. ATTENDANCE

Joyce Matlewsky, President	present
Harvey Wilson, Vice President	present
Erin Carampot, Treasurer	present
Dee Hibbeler, Director	present
Maria Wilson, Director	present
Carol McCaig, Director	absent - excused
Director, vacant	
Darrell Hubbs, guest	

IV. APPROVAL OF MINUTES

It was moved by Dee Hibbeler to approve the minutes of the regular Board of Director meeting held July 15, 2009.

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9-16-09

AGENDA

Sunday Harbor Community Association

Board of Director Meeting

Wednesday September 16, 2009, 6:30 P.M.

8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. CALL TO ORDER

II. ATTENDANCE

III. APPROVAL OF MINUTES

Minutes of Board of Director meeting held August 19, 2009

VI. FINANCIAL REPORT

Report by Treasurer Erin Carampot

Financial report

Contract sale Lot 25 – request for monthly statements by Jalbert

V. UNFINISHED BUSINESS

Three year plan for park improvements – update – dirt moving

Enforcement of covenants - update

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. ADJOURNMENT

Treasurer's Financial Report

It was moved by Maria Wilson to approve the financial report through September 19, 2009. Seconded. Carried.

V. UNFINISHED BUSINESS

Three Year Park Plan Update

It was reported that a load of dirt would be purchased this month and the moving and spreading of the existing dirt pile would be completed this month.

It was moved by Dee Hibbeler to purchase a weed eater in an amount not to exceed the budgeted \$200.00 for purchase of park supplies. Seconded. Carried.

Enforcement of Covenants

It was moved by Dee Hibbeler to send the notice of the intent to enforce the Covenants voted on last month to the members along with the materials for the Annual Membership Meeting scheduled for next April 2010. Seconded. Carried.

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

Dee Hibbeler  
Secretary

# PARK IMPROVEMENT PROGRESS REPORT

2009-2010

Park Improvement Fund		\$7,042.48
Budgeted	- first year	\$2,500.00
Remove tree roots		
Fill holes and move dirt		
Repair picnic shelter add floor		
Repair fire pit		
Repair and paint bulletin board		
Picnic table		
Gravel roadway to boat ramp		
Completed		
Remove one tree root		
Fill holes and move dirt		420.00
Purchase 12 yards dirt		<u>214.83</u>
Balance remaining in first year budget		\$1874.83
Balance remaining in Park Improvement Fund Account		\$6,407.65

Sunday Harbor Community Association  
Financial Report  
10/20/2009

Checking Account		\$1,510.00	
Dues not deposited		100.00	
Transfer from Park fund		634.83	
Dirt and moving dirt			
Transfer from Tax fund		<u>431.00</u>	
2008-2009 tax			
			\$2,575.83
42			
Park Improvement Fund		\$7,042.48	
Transfer to Checking		<u>634.83</u>	
			\$6,407.65
Tax Reserve Fund		\$1,519.98	
Transfer to Checking		<u>431.00</u>	
			\$1,088.98
Savings Account			\$4,483.52
<hr/>			
Checking account		\$2575.83	
Dues not collected 30 @ 50.00		<u>1500.00</u>	
			\$4,075.83
Payables	Oct	Weed eater	\$200.00
	Jan	Park Maintenance	300.00
	Jan	Gas for mower	100.00
	Jan	Clerical	300.00
	Jan	Bookkeeping	300.00
	Apr	Property Tax	700.00
	Apr	Meeting Room	100.00
	Jun	Park Maintenance	299.00
	Jun	Gas for mower	100.00
	Jun	Clerical	299.00
	Jun	Bookkeeping	299.00
		Office supplies	375.00
		Transportation	45.00
		Lien fees 5 @ 63.00	<u>313.00</u>
			\$3,820.00

9:16 AM

10/21/09

**Sunday Harbor Community Association  
Customer Balance Summary  
All Transactions**

	<u>Oct 20, 09</u>
BDS Ventures LLC	60.00
Bradley J. Curtwright	60.00
Countrywide Mortgage	28.75
Donald Scott	60.00
Donald G. Tinney, Jr.	148.00
Gregory J. Babcock	1,208.29
Janene E. McParland	148.00
John/Thelma Damon	60.00
Joni D. Sayre	60.00
Judith McCullough/Mark Barthel	60.00
Kary L. Gobbato	83.16
Leo Puterman	206.08
Louis/Patricia Blair	60.00
Margaret Plowman (Reeder)	60.00
Maria/Steve Watamanuk	60.00
Marjorie Knight	235.12
Michael/Helen Mills	60.00
Nancy Barker	60.00
Nathan/Ashley Prewett	148.00
Pamela Brophy	60.00
Patrick F. Armijo	174.40
Robert Hudson	62.00
Robert/Patricia Ivanhoe	60.00
Samuel J. Shippen	120.00
Scott Nicholson	60.00
Sonia/Steve Caissey	254.31
Terrence Betts	60.00
Thomas Bowhay - Lennox Properties LLC	60.00
Thomas Bowhay - J&A Rentals	60.00
Tom Soma	148.00
Vickie A. Fischer	60.00
Willard L/Sharie Wilder	60.00
<b>TOTAL</b>	<b><u>4,104.11</u></b>

MINUTES  
Sunday Harbor Community Association  
Board of Director Meeting  
Wednesday, September 16, 2009, 6:30 p.m.  
8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. CALL TO ORDER

This regular meeting of the Board of Directors was called to order at 6:44 p.m. by President Joyce Matlewsky.

II. ATTENDANCE

Joyce Matlewsky, President	present
Harvey Wilson, Vice President	absent (excused)
Erin Carampot, Treasurer	present
Dee Hibbeler, Secretary	present
Darrell Hubbs, Director	present
Carol McCaig, Director	present
Maria Wilson, Director	present

III. APPROVAL OF MINUTES

It was moved by Carol McCaig to approve the minutes of the regular meeting held August 19, 2009, were approved as read. Seconded. Carried.

IV. FINANCIAL REPORT

Past Due Dues Statements

It was moved by Carol McCaig to send out past due dues statements at the first of October with a notice that the \$10.00 late fee will be added to accounts not paid by October 15, 2009. Seconded. Carried.

It was moved by Erin Carampot to review delinquent accounts at the next meeting and decide at that time if liens should be filed on those accounts three years in arrears. Seconded. Carried.

Lot 25 Contract Sale

It was moved by Dee Hibbeler to respond to Colette Jalbert's request for monthly statements that she will be provided an annual report of her account. Seconded. Carried.

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10-21-09

**AGENDA**  
**Sunday Harbor Community Association**  
**Board of Director Meeting**  
**Wednesday, October 21, 2009, 6:30 p.m.**  
**8649 Harbor Drive – Residence of Harvey and Maria Wilson**

I. CALL TO ORDER

II. ATTENDANCE

III. APPROVAL OF MINUTES

Minutes of Board of Director meeting held September 16, 2009

IV. FINANCIAL REPORT

Report by Treasurer Erin Carampot

Review of delinquent accounts for lien filings

V. UNFINISHED BUSINESS

Three year plan for park improvements – progress report

VI. NEW BUSINESS

Speed bumps for California Trail Road

VII. OLD BUSINESS

VIII. ADJOURNMENT

MINUTES  
Sunday Harbor Community Association  
Board of Director Meeting  
Wednesday, October 21, 2009, 6:30 p.m.  
8649 Harbor Drive – Residence of Harvey and Maria Wilson

I. Call to Order

This regular meeting of the Board of Directors was called to order at 6:30 p.m. by Vice President Harvey Wilson.

II. Attendance

Joyce Matlewsky, President	absent, excused
Harvey Wilson, Vice President	present
Erin Carampot, Treasurer	present
Dee Hibbeler, Secretary	present
Darrell Hubbs, Director	present
Carol McCaig, Director	absent, excused
Maria Wilson, Director	present

III. Approval of Minutes

It was moved by Erin Carampot to approve the minutes of the regular meeting held September 16, 2009 as read.. Seconded. Carried

IV. Financial Report

Delinquent accounts

It was moved by Dee Hibbeler to write off the delinquent dues of Countrywide Mortgage (\$28.75) and Kary Gobato, lot 8, (\$83.16) as uncollectible as these accounts involved foreclosures. Seconded and carried.

It was moved by Dee Hibbeler that accounts three years in arrears should be subject to liens filed with Whatcom County Auditor's Office. Seconded. Carried.

It was moved by Dee Hibbeler to send a final notice of intent to file liens to the following who accounts are three years in arrears:

Leo Puterman	Lot 089
Marjorie Knight	Lot 109
Sonia and Steve Caissey	Lot 068
Janene McParland	Lot 063
Patrick F. Armijo	Lot 027

S = scanned

If no response is received in 15 days, proceed with filing the liens. Seconded..  
Carried.

It was moved by Dee Hibbeler to approve the Treasurer's report. Seconded and  
carried.

V. Unfinished Business

Harvey Wilson gave a progress report on the three year park improvement plan.

VI. New Business

Dee Hibbeler reported that member Judith Lewis had requested that the directors  
consider installing speed bumps on California Trail Road at the approach to  
Blaine Road. Maria Wilson moved that since California Trail Road is a county  
road no action should be taken by the Association to install speed bumps.  
Seconded. Carried.

VII. Old Business

None

VIII. Adjournment

It was moved and seconded to adjourn the meeting at 7:20 p.m. and reconvene in  
January 2010.

Dee Hibbeler  
Secretary