

Sunday Harbor Community Association Board of Directors Regular Meeting

Board of Directors' Regular Meeting

February 1st 2024, 6:30 PM

Blaine Library

1. CALL TO ORDER: Meeting was called to order by the Board President, Tim Clark, at 6:36.

2. ATTENDANCE:

Tim Clark, President

Sieneke Stevenson, Secretary

Rachel Childers, Director

Jenifer White, Director.

Present by phone:

Andrew Gamble, Vice-President

Avery Lueras, Treasurer

Also present were several guests:

Homeowners:

Shasta Pettijohn

Kathy Johnson

Sharie and Bill Wilder

Abe and Penelope Amrani

Joyce Matlewsky

Others:

Michelle Fitzsimmons

Michael Brown

Steven Matlewsky

Denny Kelly

3. APPROVAL OF MINUTES: Board Meeting dated 11/16/23.

Minutes were motioned for approval by Tim and approved unanimously.

4. TREASURER'S REPORT (5 min)

- Checking/Savings = \$29,069.92
- Accounts Receivable= \$6,381.68
- Expenses= \$7,537.76 from July-Dec 2023 (which is down by \$995.20 from this same time period last year, a decrease of 11.7%)

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Other – We are still owed a total of \$6,439 of dues and old fines for this year. This is spread amongst 13 lots.

5. GUESTS (15 min): Guests will be allowed 2 minutes each, with additional opportunity for the board to ask questions.

1. The Amranis were present to request approval from the board to build a park model home on their currently vacant lot. This will be a permanent primary residence for them built on a concrete foundation. Of concern was the square footage of 567 sq. feet, a shortage of 33 sq. feet of the required 600 sq. foot requirement. They provided a floor plan and pictures of the model, which cannot be modified by the manufacturer. With the agreement that they would add an enclosed deck for extra living space, the board approved the plan, as long as county permits were obtained. A formal letter of approval will be submitted to the board by the Amranis.
2. Several of the other guests expressed ongoing complaints about living in an HOA. Some of these members have been very vocal before regarding their unhappiness and issues with this, and have filed a previous lawsuit, which was dismissed as being beyond the statute of limitations. However, they continue to question the validity of the HOA's existence and its purpose, and want it dissolved. Today they had guest and non-resident, Denny Kelly, present the board with a letter from The Office of Paul W. Taylor, attorney regarding their wishes. As there is a due date in which to respond to the letter, it will be referred to the Sunday Harbor Community Association attorney who has represented the HOA in past proceedings, Greg Thulin. It should be noted that each time this occurs, it costs their neighbors money in legal fees for HOA representation. It should also be noted that some of these members are not in good standing for non-payment of annual dues, so are not contributing to the coffers from which legal fees are drawn.
Another visitor reminded the complainants that if they wish to dissolve the HOA, they should go through the proper channels of knocking on people's doors and getting 2/3rds of the homeowners to agree, in order to file a motion for a vote.
3. Michelle Fitzsimmons requested that she be removed from the list of board members previously filed with the Secretary of State, as she had been mistakenly voted in at the last annual homeowners' meeting. She is not a homeowner, and therefore was never eligible. Shasta Pettijohn, as the former Board Secretary, who did the initial registration of new board members, will follow up on correcting this.

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6. NEW BUSINESS (20 min)

Scheduling meeting with BBT&A: Sieneke will follow through with getting this on the calendar. A budget for 2024-2025 needs to be developed with them prior to the next board meeting in March for board approval, to then present to the membership as a whole at the Annual Membership Meeting in May. We will also be discussing the other required and new items for the membership packet.

The HOA has received a courtesy letter from the County Planning and Development Services regarding our community dock located in the park. They have received a complaint and investigation request, and will be determining the need of an investigation regarding its unpermitted installation. Some discussion occurred as to how to proceed in response, but no further action by the board was decided at this time, other than to await further instruction from the county.

Any new violation concerns? This was tabled until an Executive break out meeting after the open meeting, to protect homeowner privacy. There has been one complaint of garbage on a property, created by a tenant, which was referred to BBT&A to send a letter to the homeowner. Today we also received a complaint about an unleashed dog, which the homeowner was made aware of.

7. UNFINISHED BUSINESS (45 min)

Schedule annual meeting and discuss contents of packet to be mailed. The board approved 5/4/24 at 2 pm as the proposed date for the Annual Homeowners Meeting with 5/11/24 as a back up option. 5/18/24 is also when the Oyster Festival is scheduled, which created a great deal of parking problems in downtown Blaine last time, so we want to avoid that. Sieneke will reserve the Blaine Library. Also discussed regarding the annual meeting were the following:

Issues that need to be voted on? Budget, any upcoming maintenance needs, new board members. Work needs to be done to recruit more volunteer candidates.

Rules and expectations for the meeting. Due to continued disruptions and speaking out of turn at previous meetings, new rules consistent with HOA WACs and RCWs, and Robert's Rules of Order, will be developed and sent out in the homeowner's packets prior to the Annual Homeowners' Meeting. Only homeowners in good standing may speak at meetings. Only homeowners may attend these meetings, unless invited to attend by the board or given prior approval by the board. Homeowners will be checked in as they enter to ensure this is followed.

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The board is inviting BBT&A to attend this year, to address any questions regarding the services they provide us or questions on the budget.

Other items for the packet or annual meeting agenda? Further discussion of the dock will be addressed.

- *Discussion of review of insurance coverage and current contracts. (Avery)* As Avery was not present in person today and the meeting was running over, this item will be tabled.
- *Pothole at the entrance of Sunday Harbor.* Some work was done, but it has already reappeared. Tim will contact the state DOT again to address this.
- *Any other repairs/maintenance needing to be done?* None was noted today. Tim will check the playground equipment to see if it is still in good repair.
- **Violations/unpaid dues (ongoing, Treasurer)**– This was addressed during the executive portion of the meeting to protect homeowner privacy. Some previously delinquent dues have since been paid, but 13 homeowners continue to be behind. The 2 most outstanding balances already have liens on their home. One owner has been unreachable. BBT&A continues to send invoices to the others.
- Other –

8. ADJOURNMENT: Meeting was adjourned at 8:00 pm.

9. NEXT MEETING : March 21, 2024, 6:30 pm at the Blaine Library.