

**MINUTES**  
**SUNDAY HARBOR COMMUNITY ASSOCIATION**

Board of Directors' Regular Meeting

Sept. 19th 2024, 6:30 PM

Blaine Library

**1. CALL TO ORDER:** Meeting called to order by President, Tim Clark, at 6:30pm.

**2. ATTENDANCE:** Present in person were Tim Clark, President, Andrew Gamble, Vice-President, Michela Meucci, Treasurer, Laurie Jones, Director, Dale Crosby, Director, and Sieneke Stevenson, Secretary.

**Guests:** Michelle Fitzsimmons, Sherie and Bill Wilder, Kathy Johnson and her housemate, Michael Brown (not a homeowner), Avery Lueras, and Chris and Alisa Schauer. Another person entered the meeting after it started, but was not identified.

**3. APPROVAL OF MINUTES: Board Meeting dated 7/18/24.** Andrew Gamble motioned to approve the minutes, which was seconded by Tim Clark. Minutes were approved unanimously.

**4. TREASURER'S REPORT (10 min)**

- Checking/Savings/Reserves = \$31,019.07
- Accounts Receivable= \$11,060.75

**5. Expenses:** For July and August, 2024: \$2997.89 and \$2044.05.

Michela noted nothing unusual regarding the finances in the last 2 months. Some necessary legal fees and have been paid due to the threat of a lawsuit sent in letters to the HOA and to our attorney (\$741.50).

Lots of dues are still outstanding, but there have been some reported issues with the mail, so there will be discussion of waiving late fees for an extra month.

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

**\*As previously noted, due to some unidentified homeowners obtaining a lawyer in attempts to dissolve the HOA outside of the methods outlined in the CCR's, and threaten a lawsuit against Sunday Harbor, the board is legally limited in what it can discuss, as advised by the HOA attorney. Our previous statement has been presented as follows: "As attorneys are now involved,**

**we have been advised, as the board of the HOA, that we cannot and will not discuss anything related to this matter. We will refer you back to the legal representatives if the matter is brought up at the meeting. However, we are confident that as a board, we are operating within our legal authority.”**

Homeowners, Chris and Alisa Schauer spoke regarding their objections to the legitimacy and need of an HOA, and questioned what the dues pay for. Their objections were noted in the record. The board attempted to answer some of their questions, but were interrupted and disrupted in the process.

Avery Lueras requested that there be more transparency regarding HOA finances including posting all outgoing checks on the website, and copies of all the accounts. The board currently posts all financial statements provided by Birch Bay Tax and Accounting. He stated it wasn't enough. Issues regarding confidentiality of homeowners and accounts were discussed as being problematic in posting even more info. He also wanted to see copies of the letters exchanged by the attorneys. Again, there would be issues of confidentiality. Our attorney will be consulted on these requests.

The boards, past and present, were repeatedly accused of committing fraud and falsifying documents by Shari Wilder and others.

Michelle Fitzsimmons, reported that she is now a legal homeowner, having been added to the title of their home. She offered to join the board and stated her intention to do so in order to ensure the HOA is dissolved. (This would not be deemed in the best interest of the HOA)

Mike Brown is not a homeowner, but again like last time, attempted to speak to the board in an aggressive, loud and disruptive manner. He was again reminded that he is not a homeowner and needed to leave and stop talking. He refused.

Most of the guests presented as loud, aggressive, angry and upset during their time. Several refused to adhere to their 2 minute allotted times and interrupted repeatedly.

At this point the board decided to adjourn the meeting at 6:55 pm as there was no possibility of concluding the necessary business of the board successfully, due to the disruptions caused by the guests. All board members, other than Laurie Jones left the venue.

**The board reconvened at another location to complete necessary business for the HOA in an executive session. Meeting reconvened at 7:10 pm.**

**1. EXECUTIVE BREAKOUT SESSION (40 MIN)**

**NEW BUSINESS (20 min)**

No new business was discussed. Focus was on completing cost saving ideas that are in process.

## **UNFINISHED BUSINESS (5 min)**

**Streetlights:** Sieneke has contacted PSE to have all the streetlights changed to LEDs. Currently there are incentives to help cover this. The only expense to the HOA to complete the work will be approximately \$375 for the cost of the flaggers during the work. The work will likely be done in 2-3 months. We have 19 lights and the monthly cost will be reduced at a minimum by \$7.00 per light, so we should recoup the initial expense within 3 months. Hopefully this fits within the lighting budget by the end of the fiscal year. Otherwise, it can be taken out of the maintenance budget. A motion was made to approve the change in lights and passed unanimously. Sieneke will contact PSE to complete the process.

**Need to add a D&O rider to our insurance policy.** Sieneke and Michela met via Zoom with our insurance broker and reviewed the entire policy. We deemed this as an emergency due to the ongoing threat of a lawsuit by unnamed homeowners who have retained a lawyer, that includes potential false claims and allegations against board members. This was also advised by the insurance broker as a standard part of any HOA policy, and in fact she was very surprised that we didn't have it prior to this. She stated that it is the most important coverage of any HOA policy. The cost will be an additional \$1,369 per year. We also voted to discontinue the employee coverage as we have no employees, which will save \$82 per year, and the auto liability insurance which will save \$252 per year, for a total of \$334 per year. That means an additional cost of \$1,035 per year to add the new D&O rider. They have not yet provided a monthly breakdown of payments for this as yet. Birch Bay Tax and Accounting will be asked, as it was an emergency, can the additional cost be taken from savings or the reserves. Or another part of the budget that may be unspent by the end of the year. Motion was made to approve the insurance changes by Andrew, and seconded by Tim. Motion was passed unanimously by the board members present. Sieneke will contact our insurance broker to complete the process.

**Scanning minutes for annual meetings to be posted on the website.** Laurie has agreed to take this on and can have them scanned at Office Max. She was not present for this portion of the meeting, but Sieneke will follow up with her on getting this done. Cost can possibly come out of mailing and office expenses in the budget.

**Violations/unpaid dues** (ongoing, Treasurer)–All recent complaints received by the board were discussed one by one, and decisions made on how to handle them. Although the HOA would prefer that homeowners address issues on their own with their neighbors first and contact the Humane Society for animal concerns, and will continue to ask them to do so with first time complaints, the board agreed to send letters to homeowners with repeated complaints and violations.

Discussion on consistency in enforcement. What will be our standards and criteria: Discussion was had regarding an increase in derelict cars visible to the street and the need to become more consistent in addressing these violations, as well as excessively unkempt yards.

**Other** – No new legal issues or letters have been received since the last meeting.

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

5. **NEXT MEETING** : 11/21/24 via Zoom so as to minimize disruptions to the necessary work of the board. A link to the meeting will be provided to homeowners on the website.

DRAFT