

MINUTES
SUNDAY HARBOR COMMUNITY ASSOCIATION
Board of Directors' Regular Meeting
July 18th 2024, 6:30 PM
Blaine Library

1. **CALL TO ORDER:** Meeting called to order by Vice President, Andrew Gamble at 6:37 pm.
2. **ATTENDANCE:** Present in person were Tim Clark, Director, Andrew Gamble, Vice-President, Michela Meucci, Treasurer, Laurie Jones, Director, Dale Crosby, President and Sieneke Stevenson, Secretary.

Guests: Michelle Fitzsimmons on behalf, via a power of attorney, of homeowners Chad Fitzsimmons and Tom Soma, Sherie and Bill Wilder, Kathy Johnson and her housemate (not a homeowner), Mike Brown.

Sharie Wilder asked if we had any objections to video and audio recording the meeting. Two board members voiced objection, so she turned off the recorder.

3. **APPROVAL OF MINUTES: Board Meeting dated 3/25/24.** Tim Clark motioned to approve the minutes, which was seconded by Michela Meucci. Minutes were approved 4-2 as some had not had a chance to review them.

4. TREASURER'S REPORT (10 min)

- Checking/Savings = \$9607.02 and \$5846.97
- Accounts Receivable= \$4205.95
- Expenses= For April, May, and June 2024: \$1,450.47, \$3,647.47 (includes dock removal expenses) and \$1,376.13. For the entire fiscal year July 2023-June 2024: \$17,779.13

Michela reported that overall we stayed under budget for the entire last fiscal year, by \$880.87 even though we were \$603 short in dues unpaid for the year, and we had the added expense of the dock removal.

We continue to have \$6,417.08 in reserves.

We have used up the last of a previous lot sale so will no longer have that income to supplement the budget.

Other – Changing and adding people on the bank account. Sieneke will go with Michela to the bank to get her on the account as the Treasurer. Tim and Sieneke will also remain on the account.

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

Mike Brown is not a homeowner however, we allowed him to speak on Kathy Johnson's behalf, which we will no longer do in the future without a power of attorney. He presented as loud, hostile and aggressive in his approach, as perceived by this board, and insisted on the interaction being video recorded over our previous objections, which Sharie Wilder did. They are opposing the lien warning letter that had been sent to Ms. Johnson on 2/22/2024, although she has since paid in full so is no longer behind, rendering the letter null and void. He claimed that they will be filing a lawsuit against BBT&A as they had what appeared to be typo on one date on the letter, but which he said made it clear it was improper and there was "chicanery" involved. They are accusing malicious intent and retribution on our part, although he did not state what the retribution was for. We repeatedly reminded him that he is not a homeowner and he needed to leave, but he refused. He said it didn't matter, because he was on Ms. Johnson's bank account now. He was told to get a power of attorney like Michelle Fitzsimmons has if he wishes to represent Ms. Johnson at meetings. He said he didn't have to. He then stated that they were formally declaring that lots 86 and 87 were officially withdrawing their membership from the Sunday Harbor Association and would no longer be paying dues in the future. This board member asked Kathy directly if this is what she wanted stated on the record, and she said yes. They said they had a lawyer they consulted with on this. This board will follow up as to the legality of this declaration of independence from the HOA.

6. NEW BUSINESS (20 min)

Laurie Jones has volunteered to join the board. She was formally appointed today by unanimous vote of the other board members, as motioned by Michela Meucci, and seconded by Tim Clark. One opening on the board remains.

Discussion of cost saving ideas:

Streetlights: Three years ago, Andrew Gamble had contacted PSE to see about changing all lights to LED. Unfortunately, the current fixtures do not accept LED bulbs so it was not cost effective to change them all at once. It would make more sense to replace them as they burn out, which could be some time. However, it might be worthwhile to contact them again about it. The question was brought up as to who actually owns the poles, although we originally paid to erect them and pay for the electrical power to them. Tim will need to contact PSE again to see if technology and prices have improved.

Contracts: Due to lack of time, there was no discussion of contracts at this meeting.

Insurance: Sieneke has been in contact with our insurance agent to start the process of reviewing our policy.

Any other repairs/maintenance needing to be done?

Was playground equipment checked?: Not yet, but Tim will do so. The equipment has not loosened at all.

Light needs to be replaced on the entrance sign: Sieneke will remove the broken light and order a new one. They were previously bought on Amazon.

Driveway in the park is becoming overgrown: This was not discussed as a priority today.

How to address overgrowth in the ditches? The ditches are to be maintained by the county. There is concern of flooding with overgrowth. Michela will contact the county (Land and development?) to request they address this before the flood season starts.

Any other activity in the community to discuss? None was identified.

7. UNFINISHED BUSINESS (5 min)

Final update on the dock removal: The dock was removed in May, along with the upper decking, after having been lifted from the water in April by volunteer labor, and placed on the park lot. The County had come out to approve this solution to the matter, as its presence had been in violation of the Shorelines Protection Act. The State Dept. of Ecology directed it to be removed completely from the property after it was brought to their attention. The board president agreed to use his credit card for the sake of expediency, with the understanding of reimbursement for the tow fees and dump fees, which were high due to the weight of the docks. He has been reimbursed. It should be noted that this is standard practice and on record with the financial statements. Total came to approximately \$1,700. Although this was more than budgeted for park expenses for the fiscal year, it did not put us over our overall budget. The removal was mandatory and there was no choice in the matter.

Sherie Wilder, guest homeowner, stated that she had already accessed the financial information about the costs of removing our dock. As stated, the board president had paid out of pocket using his personal credit card for towing and dump expenses, which he was reimbursed for later. She had contacted the towing company and the dump to get that information. It is very concerning to us that these companies are giving out info about a personal credit card to another party, especially as information on the cost of the removal is available to all homeowners as financials are updated on the association website on a regular basis.

8. EXECUTIVE BREAKOUT SESSION (40 MIN)

- 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 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: Please see above.
- Other – New legal issues. The Board and the Sunday Harbor Community Association have received another letter from Attorney Paul W. Taylor on behalf of unnamed homeowners, threatening to sue the HOA, unless an election to dissolve the HOA is held, and liens are lifted. The Board determined that further legal advice by our attorney is needed. Also discussed was the best way to notify all homeowners of this pending lawsuit and the expected cost, which will likely be exorbitant.
- Dale Crosby announced that he could no longer act as President for the board due to personal reasons. He will continue on the board as a Director. Tim Clark agreed to take on the role again, which was approved by the others on the board by unanimous vote.

9. **ADJOURNMENT:** Meeting was adjourned at 7:55 pm.

10. **NEXT MEETING :** 9/19/24 at 6:30 pm at the Blaine Library.