

**MINUTES**  
**SUNDAY HARBOR COMMUNITY ASSOCIATION**  
Board of Directors' Regular Meeting  
July 17th 2025, 6:30 PM  
Andrew Gamble's home as the library was not available

1. **CALL TO ORDER:** Meeting was called to order at 6:29pm
2. **ATTENDANCE: Board:** Tim Clark, President. Andrew Gamble, Vice-President. Laurie Jones, Treasurer. **Quorum was met.** Volunteer, Sieneke Stevenson present to take minutes.

**Guests:** Chris Schauer, Shari and Bill Wilder, Michelle Fitzsimmons

3. **APPROVAL OF MINUTES: Board Meetings dated 4/3/25 and 4/10/25:** Andrew motioned to approve the previous minutes, Laurie seconded the motion. Minutes approved unanimously.

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

- Checking/Savings = \$ 4918.00 \$10,279.00 in the reserves
- Accounts Receivable= Annual dues continue to come in
- Expenses= \$25.00 spent on Re-registering with the State, \$176.00 on registering the website. \$310.00 to Spark for attending the Annual Meeting.
- Monthly expenses: The streetlights are down to \$170 per month (previously before switching to LEDs they were about \$340 per month)

Treasurer reported that with the transition to Spark from BBT&A and due to a death in the family at BBT&A, no May financial statement has been received. Laurie will continue to pursue getting that from BBT&A when the timing is better.

5. **NEW BUSINESS (20 min)**

Establish goals for 2025: Continue the Transition into Spark getting to know what services they will do vs. what the Board has been doing.

Develop consistency in violation letters and follow-ups. Laurie to work with Claire on the list of outstanding balances/dues to develop a strategy plan to address them.

Obtaining dumpster for community use to encourage clean-up of properties, which was highly supported at the Annual Meeting in May and was very popular when done previously.

Andrew to call SSC to request rates for dumpster rental. Board can discuss and arrange it anytime outside of a meeting. May need to check in with Claire about where it can come out of the budget.

Park Maintenance: Assess needs to address necessary tree removal, condition of the structures, and the driveway to the boat ramp. Tim stated that the driveway needs to be re-graveled about every 5 years and it's been that long since it was done last.

Feedback on Spark? How is it going so far?: Everyone on the Board is very pleased with the professionalism of the service so far, and their knowledge of HOA laws and regulations as being especially helpful. Chris Schauer asked for more information on Spark and was provided their written proposal to view during the meeting.

Vote to officially excuse and remove Dale Crosby from the board. Dale has been very ill and unable to attend any meetings or board business for 6 months. Tim motioned to officially remove him as a member of the board, seconded by Andrew. Dale was removed by unanimous vote.

#### **6. UNFINISHED BUSINESS:**

Question had been raised as to the contract with the homeowner who has the Sunday Harbor Community sign on their fence at the entrance to the neighborhood. They have their annual dues reimbursed to use their fence. Could it be moved to the other side of the street? Could and should the contract be renegotiated with the current owner, as it was originally agreed to with the previous owner?

One of the Board Members would need to contact the county about getting permission to move the sign to the property across the street from where it is now. This was not assigned.

**7. Other:** Chris Schauer also asked questions about where dues money goes, why we pay for lights rather than the county and why they were installed, and why he did not get elected to the board at the Annual meeting (which he did not attend)

- A. Dues money goes to pay primarily for street lights, park maintenance, property taxes and insurance, and to Spark for financial and support services. A great deal went to legal fees last year due to unspecified homeowners hiring an attorney who wrote letters of complaint we were forced to respond to.
- B. Street lights were originally installed by the HOA for safety and crime prevention as advised by the Sheriff's neighborhood watch program. It was approved by the homeowners at the time. The county has no streetlights on any county roads. Private owners must install and pay for them if they want them.
- C. It was explained to Mr. Schauer that he did not win the election at the annual meeting to be on the board when he was nominated by Michelle Fitzsimmons. As he was not present, it was questioned as to whether or not he would be available enough to commit the time to it, and he had more people vote against him than for him. He has been contentious at prior board meetings and not in support of the HOA, which did not help his case. It was also explained that the Board can appoint people throughout the year on an interim basis if he was still interested. He should reach out and speak to them.

**8. EXECUTIVE BREAKOUT SESSION (If needed):** None was called.

**9. ADJOURNMENT:** Meeting adjourned at 7:05pm

**10 NEXT MEETING :** Thursday 9/18/25 at 6:30pm, at the Blaine Library