SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD
BLAINE, WA 98230

NOTICE OF ANNUAL MEMBERSHIP MEETING

Date: Saturday, May 31, 2025

Time: 2:00 P.M.

Place: Blaine Library

Directions: 610 3rd St, Blaine

Enclosed in this mailing you will find the following:

- Letter from Board President
- The Annual Membership Meeting Agenda
- Draft Minutes of Annual Membership Meeting on 05/11/2024
- Interim Financial Reports for Current Fiscal Year - 07/01/2024-04/30/2025
- Proposed Annual Operating and Reserve Budget for Fiscal Year - 07/01/2025-06/30/2026
- Proposed Fee Schedule
- Election of Directors
- Voter Card & Proxy (one vote per owner per lot)
- Residential Update and Consent for Electronic Communications
- Tenant Responsibilities Memo
- Tenant Registration
- Schedule of Regular Board Meetings 2025-2026
- Membership Meeting Expectations
- Legal Announcement for Annual Membership Meeting

If you cannot attend the meeting and would like to designate another property owner to represent you at the meeting, please complete the enclosed **Proxy** and return to Sunday Harbor Community Association before the meeting is called to order.

ONLY THOSE MEMBERS IN GOOD STANDING (DUES PAID) MAY VOTE.

We look forward to meeting with you for the Annual Membership Meeting on Saturday, May 31, 2025.

Respectfully,

Your Sunday Harbor Board of Directors

Sunday Harbor Community Association
4600 California Trail Rd.
Blaine, WA 98230

DATE: May 5, 2025

TO: Sunday Harbor Community Homeowners

FROM: Tim Clark, President Board of Directors

RE: Annual Members' Meeting

Greetings Sunday Harbor Community!

This has been an exciting year for your board and community. Our primary focus has been on saving money for the HOA. To that end, we worked with PSE to have our streetlights changed to LEDs. This cost only about $350 for the expense of a flagger. There were no other costs to the project. Our electric bills have now gone down from $330 a month to about $145 a month! This is a fantastic savings.

We are also moving from Birch Bay Tax and Accounting for our association and accounting services, to an agency called Spark Community Management. The change is not only to save money but also because this is a property management agency that is solely dedicated to managing HOAs. For the financial only level of services, it costs $560 per month. We had been paying BBT&A $665 a month for about the same level of service. BBT&A has also been moving away from managing HOAs and we were one of their last clients of this nature. For some additional fees Spark can also run our annual meetings for us and file our taxes. They will also provide us with a client portal for the HOA and for individual members, which could replace our current website. We have invited the company owner to come to the Annual Meeting to meet with you, explain all this further, and answer any questions about their services. We wish to thank BBT&A for all their assistance over the years, and for their help during the transition. Sparks will start working with us June 1st, 2025.

Park maintenance funds were used this year to remove the dock from the property and take it to the dump. This was required by the State of Washington. Just lifting it from the water was not good enough for environmental reasons, and it needed to be removed entirely. No other maintenance has been needed this year, but some is foreseen for the coming year, such as removing dead trees and ensuring the playground and picnic structures remain safe.

We also completed one of our other goals to review our insurance policy. We were able to modify some of it to reduce costs but needed to add a D&O rider to cover Board Members from personal liability if needed. This is a standard rider for board

members in any HOA and should have been in place all along. As a result, the cost for the policy, has increased from $240.33 per month to $294.08.

Once again, our largest expense this year was legal fees to continue to address letters that were being sent by an attorney on behalf of homeowners who continue to disagree with the legitimacy of the HOA's existence. This cost all of us $5340 in legal fees. Although we had enough in checking to cover the cost and did not need to draw on our reserves, this remains very concerning. As attorneys remain 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 Annual Meeting. However, we are confident that as a board, we are operating within our legal authority.

As a result of these cost savings, in spite of some added expenses, there will not be a dues increase or change in the fee schedule. Dues will remain at $160 per year, annually per lot, to cover our basic services like park maintenance and improvements, streetlights, liability insurance, legal fees, and our accounting/HOA service. Members in good standing will be asked to vote on the proposed budget for 2025-2026.

There will be nominations for 4 board members at the meeting this year. I hope you will join us in thanking outgoing board members for their service and consider taking a turn serving the community. The board meets every other month for about 2 hours. This is your opportunity to make a difference in your community. Even if you don't reside here, keeping the neighborhood clean and safe helps your property values and your tenants.

We're looking forward to seeing you all in person this year. **The Annual Member Meeting will be held at the Blaine Library on May 31st from 2:00 – 4:00 PM**.

Sincerely, your president,

Tim Clark

SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD
BLAINE, WA 98230

ANNUAL MEMBERSHIP MEETING AGENDA

Date: Saturday, May 31st, 2025

Time: 2:00 P.M.

Place: Blaine Library

Directions: 610 3rd St, Blaine

I. CALL TO ORDER –

ATTENDANCE –
Board
Tim Clark, President
Andrew Gamble, Vice-President
Sieneke Stevenson, Secretary
Laurie Jones. Treasurer
Other Members in Attendance:

Proxies:

I. Counting of the Quorum; more than 10% of 112 currently owned lots need to be present in person or by proxy vote.

II. APPROVAL OF MINUTES –
- Minutes of Annual Membership Meeting on 05/11/2024

III. PRESIDENT'S REMARKS:
Explanation of meeting expectations
Update on the dock, streetlights and insurance policy
Park maintenance needs
Legal updates
Financial updates and fee rates
Introduction of Claire Beszhak of Spark Community Management

IV. FINANCIAL REPORT –
- Interim Financial Reports for Current Fiscal Year - 07/01/2024 to 04/30/2025
- Proposed Budget for Fiscal Year 07/01/2025 to 06/30/2026
- Proposed Fee Schedule

V. NEW BUSINESS
- Vote on Proposed Budget and Fee Schedule
- Election of Directors (4 open positions)

VI. UNFINISHED BUSINESS

VII. OPEN FORUM (Open to members in good standing, up to 2 minutes).

VIII. ADJOURNMENT

DRAFT ANNUAL MEMBERSHIP MEETING MINUTES

SUNDAY HARBOR COMMUNITY ASSOCIATION

Saturday, May 11th, 2024, 3:00 pm-4:45pm

Blaine Public Library

610 3rdSt, Blaine

1. CALL TO ORDER – President Tim Clark called the meeting to order at 3:06 pm.

2. ATTENDANCE –

Board
Tim Clark, President
Andrew Gamble, Vice-President
Sieneke Stevenson, Secretary/Treasurer
Rachel Childers, Director

Absent was Jenifer White, Director

Two other director positions are currently vacant.

Other Members in Attendance:
27 members present in person, one member present by phone, in addition to the board.

Proxies:
Avery Lueras had proxy vote for Stacie Blay.
Carisse Cushman had proxy vote for Patrick Cushman.
Michelle Fitzsimmons had proxy votes for Chad Fitzsimmons and Tom Soma.
Michela Meucci had proxy vote for Joseph Reamer.
Andrew Gamble had proxy vote for Sarah Gamble, Richard Hagen, Erin Carampot, Sonia Caissey, Terence Betts, and Kerry Mace.

I. Counting of the Quorum; At the annual meeting last year it was discussed that each homeowner in good standing listed on the title/deed are allowed a vote, rather than just one vote per lot. Bylaws state that each member (titleholder) shall be entitled to one vote for each lot . There are 171 titleholders, therefore the 10% quorum is 17. More than 10% of 171 current homeowners needed to be present in person or by proxy vote. Present in person today were 31 members and 11 proxies, or 25%, so quorum was met.

II. APPROVAL OF MINUTES –

- Minutes of Annual Membership Meeting from 05/20/2023 were approved unanimously by the homeowners present and in good standing.

III. PRESIDENT'S REMARKS:

Prior to the President's remarks, Secretary, Sieneke Stevenson, read the following legal disclaimer as advised by counsel:

"We continue to be aware that a small but very vocal number of homeowners remain unhappy about

being in an HOA. This matter has now been referred to lawyers, as a legal letter was received requesting the HOA be dissolved. 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 today. However, we are confident that as a board, we are operating within our legal authority."

Explanation of new meeting expectations: President, Tim Clark, verbally reviewed the meeting expectations that had been sent out in the packet. Members were reminded to behave in a civil manner and to save discussions they wish to address at the end of the meeting. All who wish to will be provided up to 2 minutes to share at that time.

Update on the dock and lights: Secretary, Sieneke Stevenson, presented updates on the status of the dock, which has been removed from the water, and the upper deck dismantled, as required by the county due to the Shorelines Protection Act, rather than repaired and retained as was originally hoped for last year. The board has been in ongoing communication with the county planning department who approved the removal plan and completion. This was at no cost to the HOA as all work was completed voluntarily by president Tim Clark and other volunteers. Two estimates had been received from contractors to do the work. Both estimates exceeded $6,000, so these were not approved by the board. Further disposal of the dock from the property may come at an expense but we still have the $1000 allocated in last year's budget for dock repairs that can be used. It remains in the account.

It was also shared that the board had contacted the county to see if they could take over the expense of the streetlights as we are on county roads. The county will not do so, as they have no accounts with PSE for streetlights on any county roads. Any lights on county roads are privately owned and paid for. This cost is increasing. Members brought up some cost saving ideas for the board to follow up on, such as replacing bulbs with LED lights over time, adding some solar panels to power them could also be researched.

Future goals: Secretary, Sieneke Stevenson, discussed goals of the board wanting to meet with the insurance company to review the policy for any potential cost savings, becoming more consistent with addressing violations, and becoming more consistent in managing meetings with fewer disruptions.

Legal updates: Secretary, Sieneke Stevenson, presented further information on legal activities that occurred this year, as some disgruntled homeowners had retained an attorney to request that the HOA be dissolved as being invalid. The HOA had to respond using our attorney on retainer, which has resulted in some unexpected legal expenses. It was discussed that this activity was expected to continue, and therefore would unfortunately continue to cost the HOA membership extra expenses in the coming year.

IV. FINANCIAL REPORT – The owner of Birch Bay Tax and Accounting, Cindy Polley, (BBT&A) was present at this meeting, as requested by the membership of the meeting last year, and introduced to the membership. She answered several questions and provided independent information and clarification regarding the budget and expenses, including their own contract with Sunday Harbor. Avery Lueras asked if more complete financials could be posted to the website rather than just the summaries every other month, including actual checks that are issued. There is concern that board members are

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being paid for their services. It was clarified by BBT&A that board members only receive reimbursement for expenses they incur on behalf of the HOA and that no one is a paid member during their term of service. Mr. Lueras was also reminded that as past treasurer, he had full access to this information before resigning from the board.

- Interim Financial Reports for Current Fiscal Year - 07/01/2023 to 04/30/2024 were clarified as being only a partial expense report covering the last 9 months, not an entire year.
- Proposed Budget for Fiscal Year 07/01/2024 to 06/30/2025 of $20,347.00 is an increase of $2,687 from last year's budget of 17,660.00.
- Proposed Fee Schedule- Dues need to be increased from $140 per year to $160 per year due to the increase in expenses related to the power bills, BBT&A, and general expense increases. All other fees would remain unchanged.

V. NEW BUSINESS

- Vote on Proposed Budget and Fee Schedule:

28 homeowners were present in-person at the meeting, including one by phone. There were a total of 11 proxies. All other ballots for the fee schedule were received by mail prior to the meeting.

Fee Schedule by ballot (brought in-person, mailed in, and by proxy):
32 yay (73%) 8 by proxy
12 nay (27%) 4 by proxy

Budget by counting of hands and proxies (2/3rd approval needed to pass):
34 yay (75%)
12 nay (24%) including one phone-in vote (although this vote was accepted at the meeting today, it was later brought to the attention of the board, that in the future, votes cannot be accepted by phone as the identity of the caller cannot be verified).

Both the Fee Schedule and the Budget were approved.

- Election of Directors (6 open positions)

All nominated board members were voted in, by simple majority, of the hand count of those present, including 1 phone-in vote:
21 yes
5 no

New Board Members include Michela Meucci and Dale Crosby. Andrew Gamble and Tim Clark were reelected for another term. Sieneke Stevenson is completing her term for another year. Two Director positions remain vacant. They may be filled by the board when a qualified member is selected or volunteers.

One non-homeowner started to raise his hand to vote, but was stopped and was not counted in the votes. As per attached information regarding RCWs, the phone in vote should also not have been counted as people calling in cannot be officially identified. So in the future, if they cannot be present in person, they must use a proxy to vote.

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Over 2/3rds was needed to pass all items, and we had a quorum of voters.

VI. UNFINISHED BUSINESS: None stated.

VII. OPEN FORUM (Open to members in good standing, up to 2 minutes):

Member Elizabeth Lawrence, present by phone, spoke about issues she is having with neighbor dogs being unleashed and on her property and that this can become a dangerous situation. She would like to have the HOA rules about pets enforced consistently including warning letters and fines. She has filed numerous complaints. She also reported that she was told by the board to capture stray dogs, which the board completely denied, including past member, Shasta Pettijohn. The Humane Society does offer the use of traps for stray cats however. She also reported that Animal Control informed her that this part of the county is not covered by any leash laws. As she went beyond her allotted 2 minutes she was asked to stop, and hung up before she could receive any responses. The board is willing to discuss improved consistency in responding to rule violations but cannot enforce a leash law that doesn't exist. Other members also commented that they have had issues with Ms. Lawrence's dog's continued barking and that it is a nuisance to them. They were informed to file complaints as well if this issue arises again. The HOA policy on dogs states to call Animal Control.

Another member discussed concerns she is having about the vegetation from a vacant lot behind her overgrowing her property and that she needs help, due to her age and loss of her spouse, with maintaining it and her lawn. Two other homeowners volunteered to assist her with this. It was brought up by another member that perhaps a fund can be discussed to assist during times of hardship. The board will also reach out to the homeowner of the vacant lot to request they maintain their vegetation.

Throughout the meeting, despite directions to save their remarks and not discuss legal matters, two homeowners, Bill and Sharie Wilder, disrupted several times to complain about issues that have been covered repeatedly over the years, and cannot be discussed due to legal involvement they have brought. They were repeatedly asked to stop, and asked to leave the meeting when they would not. They refused to leave, but would stop disrupting periodically. They were asked to stop not just by the board, but also by other members in the room.

ADJOURNMENT: Meeting was adjourned by President, Tim Clark, at 4:50 pm

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Sunday Harbor Community Association
Balance Sheet
As of April 30, 2025

	Apr 30, 25	
ASSETS		
Current Assets		
Checking/Savings		
Checking Banner Bank #1411		6,506.61
Savings Banner Bank #8915		3,420.79
Savings Reserve Banner #0346		6,857.80
Total Checking/Savings		16,785.20
Accounts Receivable		
Accounts Receivable		9,776.35
Total Accounts Receivable		9,776.35
Other Current Assets		
Prepaid Expenses		
Taxes	204.63	
Total Prepaid Expenses		204.63
Total Other Current Assets		204.63
Total Current Assets		26,766.18
Fixed Assets		
Accumulated Depreciation		-5,631.00
Furniture and Equipment		827.59
Park Improvements		791.90
Picnic Shelter		3,564.88
Signage		1,205.49
Street Lights Installation		1,212.01
Total Fixed Assets		1,970.87
TOTAL ASSETS		28,737.05
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		1,087.76
Total Accounts Payable		1,087.76
Total Current Liabilities		1,087.76
Total Liabilities		1,087.76
Equity		
Retained Earnings		28,006.04
Net Income		-356.75
Total Equity		27,649.29
TOTAL LIABILITIES & EQUITY		28,737.05

Sunday Harbor Community Association
Profit & Loss
July 2024 through April 2025

		Jul '24 - Apr 25
Ordinary Income/Expense		
Income		
Homeowner Donations		80.00
Interest and dividends earned		10.54
Interest Assessed		765.30
Late Fees Assessed		700.00
Program Income		
Membership Dues	17,920.00	
Total Program Income		17,920.00
Total Income		19,475.84
Gross Profit		19,475.84
Expense		
Accounting Services		7,315.00
Insurance - Liability		2,887.10
Legal Services		4,654.55
Maintenance and Repairs		1,293.65
Operations		
Office Supplies	25.84	
Postage	188.96	
Total Operations		214.80
Street lights		3,064.37
Taxes		
Property taxes	403.12	
Total Taxes		403.12
Total Expense		19,832.59
Net Ordinary Income		-356.75
Net Income		-356.75

SUNDAY HARBOR COMMUNITY ASSOCIATION
OPERATING BUDGET
Fiscal Year: 07/01/2025 - 06/30/2026

INCOME	
Dues Assessments ($160 x 112 lots due on 7/1/2025	$ 17,920.00
Transfer from Savings & Account Closure (Lot 25)	3,421.00
Total Income	$ 21,341.00

EXPENDITURES	
Accountant - Tax Prep - Bookkeeping	$ 7,920.00
Insurance - Liability	3,840.00
Legal Fees	2,795.00
Licenses & Permits	10.00
Maintenance & Repair	2,500.00
Office Supplies, Postage, Bank Service Charges	850.00
Sign Rent & Expenditures	195.00
Street Lights	2,124.00
Taxes - Tract A (The Park)	475.00
Website Costs	179.00
Reserve Transfer (2.5% of $17,920 dues)	448.00
Total Expenditures	$ 21,336.00

This budget is based on 100% participation by all members/owners.

SUNDAY HARBOR COMMUNITY ASSOCIATION
RESERVE BUDGET
Fiscal Year: 07/01/2025 - 06/30/2026

INCOME	
Reserve Transfer from Operating	$ 448.00
Total Income	$ 448.00
EXPENDITURES	
Capital Items	$ 1,000.00
Total Expenditures	$ 1,000.00
SUMMARY	
Estimated Reserve Balance as of 07/01/2025	$ 6,861.22
Reserve Transfer	$ 448.00
Balance Before Expenditures	7,309.22
Less Expenditures	(1,000.00)
Estimated Balance as of 06/30/2026 (excluding interest)	$ 6,309.22

SUNDAY HARBOR COMMUNITY ASSOCIATION

PROPOSED FEE SCHEDULE
Fiscal Year: 07/01/2025 - 06/30/2026

ANNUAL DUES	$160.00 per lot
LATE FEE FOR UNPAID DUES	$50.00 late fee will be assessed on September 1st. If dues are not paid for two (2) consecutive years a pre-lien warning letter will be sent. If not resolved within 15 days, a lien will be filed by the Association attorney. Attorney fees will apply.
INTEREST	12% APR assessed quarterly on the balance owed on unpaid accounts
LIEN FEE	The account balance plus current lien filing fee charged by Whatcom County plus county lien release fee
RETURNED CHECKS FOR NSF	$30.00 plus replacement with cashier's check or money order
REQUESTS FOR COPIES	$0.10 (ten cents) per page
FINES FOR VIOLATIONS	1.) Warning letter - members will have thirty days to contact the Association Board of Directors and/or resolve the violation. 2.) Fine Assessment - $25 if not resolved within thirty (30) days of warning letter. 3.) Each month thereafter the fine will double until the fine reaches $800. A pre-lien warning letter will be sent. If not resolved within 15 days, a lien will be filed by the Association attorney. Attorney fees will apply.

Any payment, check or other form of payment, that is received by the Association for less than the full balance due on a member's account that is marked "paid in full" or contains a similar notation, or that is otherwise tendered in full satisfaction of a disputed amount will be returned to the remitter. If a check is received with less than the full amount due and not notated as indicated above, the check may be accepted in partial payment of the account. The balance remaining will continue to be billed to the member unless the member has received credit from the board of directors.

SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD
BLAINE, WA 98230

ELECTION OF DIRECTORS
TERM OF 2025-2027

The management of the property, interests, and business and affairs of Sunday Harbor Community Association are vested in the hands of a Board of Directors consisting of seven individuals elected from the members of the Association.

The Election of Directors will be held at Blaine Library in Blaine on May 31, 2025 at 2:00 pm, and will be held in accordance with the current Bylaws of the Association. Directors will be elected for a term of two years and until the election and qualification of their successors.

The following Directors have one year remaining of their term.

Tim Clark	Term ends 2026
Andrew Gamble	Term ends 2026
Laurie Jones	Term ends 2026

There are currently four Director positions to be filled for the term of May 2025 – May 2027.

Nominations will be taken from the floor at the Annual Meeting, or in advance of the meeting.

ONLY MEMBERS IN GOOD STANDING OR THEIR PROXY MAY VOTE (meaning dues and fines paid in full). Proxies must be in writing and filed with the Association prior to the start of the meeting.

SUNDAY HARBOR COMMUNITY ASSOCIATION

VOTER CARD

Name _____ _____

Homeowner Signature | Homeowner Printed Name

Address _____ _____

Sunday Harbor Property Address | Lot(s)

Please check your vote in the box below:

☐ Approve Proposed Fee Schedule

☐ Reject Proposed Fee Schedule

Voting will take a place at the Annual General Meeting. If you are unable to attend the meeting, please mail in your Voter Card or drop off at the Association locking mailbox at 4600 California Trail Road, Blaine, WA 98230 by 9am on May 30, 2025. **Each home owner named on the property deed is allowed one vote.**

If you would rather designate someone to vote on your behalf at the meeting, please use the Proxy form provided below to name a proxy.

Cut Here

SUNDAY HARBOR COMMUNITY ASSOCIATION

PROXY

_____ is named as my proxy for the Annual Membership Meeting to be held May 31, 2025 and may vote on all matters put before the membership at that meeting and any other meeting called before April 30, 2026.

_____ _____

Homeowner Signature | Date

_____

Homeowner Printed Name

_____ _____

Sunday Harbor Property Address | Lot(s)

(Note: Proxies are good for 11 months from the date executed unless otherwise specified)

SUNDAY HARBOR COMMUNITY ASSOCIATION

VOTER CARD

Name _____ _____

Homeowner Signature | Homeowner Printed Name

Address _____ _____

Sunday Harbor Property Address | Lot(s)

Please check your vote in the box below:

☐ Approve Proposed Fee Schedule

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Voting will take a place at the Annual General Meeting. If you are unable to attend the meeting, please mail in your Voter Card or drop off at the Association locking mailbox at 4600 California Trail Road, Blaine, WA 98230 by 9am on May 30, 2025. **Each home owner named on the property deed is allowed one vote.**

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Cut Here

SUNDAY HARBOR COMMUNITY ASSOCIATION

PROXY

_____ is named as my proxy for the Annual Membership Meeting to be held May 31, 2025 and may vote on all matters put before the membership at that meeting and any other meeting called before April 30, 2026.

_____ _____

Homeowner Signature | Date

_____

Homeowner Printed Name

_____ _____

Sunday Harbor Property Address | Lot(s)

(Note: Proxies are good for 11 months from the date executed unless otherwise specified)

Sunday Harbor Community Association
4600 California Trail Rd
Blaine, WA 98230

RESIDENTIAL UPDATE FORM

To ensure the Association has up-to-date contact information for all homeowner's, please complete this Residential Update Form. Return the form by mail to the above address or to a Board member at the Annual General Meeting.

All information is held in the strictest of confidence and is for Board use only.

Lot #: _____

Name(s): _____

Sunday Harbor Address: _____

Mailing Address: _____

City: _____ State/Province: _____ Zip Code/Postal Code: _____

Telephone: _____

E-Mail: _____

Consent for Electronic Communications

By signing below, I consent to receive correspondence, notices, and billing statements electronically from the Sunday Harbor Community Association to the email address provided above. I acknowledge and agree that email statements are a courtesy service only. If a statement is not received, I am still required to pay assessments and/or charges by the due date. I understand the Association cannot confirm my ability to receive communications, or whether I have read such communications. I understand I can withdraw this Consent at any time by requesting in writing to the mailing address of the Association.

Signature:_____ Date: _____

Printed Name: _____

MEMO Sunday Harbor Community

TO: Members/Owners

FROM: Board of Directors

SUBJECT: Tenant Rights and Owner Responsibilities

DATE: May 14, 2025

If you rent your property to tenants, this memo is to serve as a reminder that under the Bylaws tenants may enjoy certain privileges offered by Sunday Harbor Community Association

Tenants do not have the right to vote on association matters but may be named as proxy to vote in place of the member.

The Association holds the property owner/member accountable for the responsibilities outlined in the Bylaws, Declarations of Restrictions, Easements, and Reservations of the plat of Sunday Harbor (Covenants), and the Park Rules. All fees and dues are the responsibility of the property owner.

It is the responsibility of the property owner to inform their tenant(s) of these rights, privileges, and responsibilities and to ensure tenant compliance with all rules of the Association.

It is also the responsibility of Association members to keep the Association informed of the names and addresses of the tenants. If you have tenants, please provide the Association with the name of the tenant(s) and their family members and the Sunday Harbor address and lot number on which they reside. Enclosed is a form you may use to capture that information and return to the Board of Directors.

Thank you for your cooperation.

Encl.

Tenant Registration

SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD.
Blaine, WA 98230

TENANT REGISTRATION

Property Owner NAME	
Property Owner ADDRESS	
Property owner PHONE NUMBER	
Property owner EMAIL	
Tenant NAME	
Tenant ADDRESS	
Tenant PHONE NUMBER	
Tenant EMAIL	

I, Sunday Harbor property owner (name)_____

have provided my tenant with the Sunday Harbor Community Association Park Rules and Pet Policy and they have read and understand these Rules. I understand that it is my responsibility to ensure that my tenants follow the rules.

X _____ X _____

Owner Owner

DATE: _____

http://www.sundayharborcommunity.com/

revised 9.26.22 Shasta Pettijohn, Secretary

SUNDAY HARBOR COMMUNITY ASSOCIATION

Schedule & Locations of Regular Board Meetings

2025 – 2026

Date	Time	Location
TBD	TBD	Blaine Library (Orientation of new members)
July 17, 2025	6:30 PM – 8:00 PM	Blaine Library
September 18, 2025	6:30 PM – 8:00 PM	Blaine Library
November 20, 2025	6:30 PM – 8:00 PM	Blaine Library
January 15, 2026	6:30 PM – 8:00 PM	Blaine Library
March 19, 2026	6:30 PM – 8:00 PM	Blaine Library

Meetings are typically held on the third Thursday every other month at the Blaine Library. Meeting details are subject to change. Please check the website http://www.sundayharborcommunity.com/ for updates to meeting dates, times, and locations.

SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD
BLAINE, WA 98230

ANNUAL MEMBERSHIP MEETING EXPECTATIONS

Date: Saturday, May 31, 2025

Time: 2:00 P.M.

Place: Blaine Library

Directions: 610 3rd St, Blaine

The following guidelines and expectations are being adopted, and will be enforced at all future annual membership meetings, to ensure limited disruption and discomfort for members, and to increase productivity:

1. Meeting members will be checked in at the door. Members consist of homeowners. Homeowners are defined as persons who are on record to title or deed to their real property.
2. Members who are not in good standing, meaning those not current on HOA dues or fines, AND have had their membership suspended, will not have a vote.
3. Each member on the title in good standing is entitled to one vote on each matter.
4. Intent to use a proxy vote shall be submitted in advance to ensure the member is in good standing ahead of time. Any remaining proxy votes shall be handed in at the door.

REMINDERS: PROXY VOTES ARE ONLY FOR MEMBERS WHO CANNOT ATTEND THE MEETING AND DO NOT USE A MAIL-IN BALLOT.

Homeowners who ARE present are not entitled to use a proxy.

A PROXY IS A VOTE NOT A VOICE. As proxies are not homeowners, they may not speak on behalf of a homeowner.

5. As usual, mail-in ballots will still be accepted by members in good standing who have not had their membership suspended.
6. Members may have up to 2 minutes to speak on agenda items at specifically designated times in the meeting. Please save your questions and comments for this time.
7. If anyone becomes disruptive or disrespectful, they can, and will, be asked to leave the meeting.
8. These behavior expectations will be reviewed at the start of the meeting.

SUNDAY HARBOR COMMUNITY ASSOCIATION
4600 CALIFORNIA TRAIL RD
BLAINE, WA 98230

LEGAL ANNOUNCEMENT FOR ANNUAL MEMBERSHIP MEETING

Date:	Saturday, May 31, 2025
Time:	2:00 P.M.
Place:	Blaine Library
Directions:	610 3rd St, Blaine

The Sunday Harbor Community Association Board of Directors continue to be aware that a small number of homeowners remain unhappy about being in a Homeowners Association. This matter has been referred to the Association's attorney, as legal correspondence continues to be received. As attorneys remain involved, the Board of Directors has been advised not to discuss anything related to this matter. If this is brought up at the meeting, the homeowner will be referred to the legal representatives.

However, we are confident that as a board, we are operating within our legal authority.