

Sunset Beach Improvement Association

ANNUAL GENERAL MEETING

September 3, 2017 - 10:45 am

The annual Sunset Beach Improvement Association meeting was called to order by Sam Singer at 10:45 A.M. on Sunday, September 3, 2017.

Board Members present: Sam Singer, Rose Guarino, Betty Stone, Michele Kowalkowski, Suzie Yost, Nicole Walsh, Patty Kaiser

No reading of the minutes as they were emailed and distributed. No questions, motion to approve as sent out was accepted.

Treasurer's Report

Betty reported year started with \$39,402.21. Novin's returned their check for the Christmas party. With dues (96% participation), donations, and assessment total- \$82,120.08. Calendar year is annual meeting to annual meeting. \$8,000 was transferred from Capital Roadway fund. Betty expects to spend another \$7,000 (pending bills) for the road but will come in within budget. General Fund \$20,864.45. Capital Roadway fund - \$22,000/Stairway fund \$7,500.

There was an unexpected expense for a tree removal on emergency road the day before the road project began. Funds from Beautification covered the expense of \$4,500 in addition to \$1,000 from tree trimming expense.

Proposed budget opens with \$20,864.45. Projected income (dues and roadway assessment) \$17,106.56. Transfer from Capital Roadway Fund \$16,800. Projected Expenses \$35,950. Projected General Fund Ending Balance - \$10,521.01

Larry Arnesan had a question about the difference between SBIA and Beautification Fund, specifically why is it a separate fund. Betty explained that the Beautification Fund is completely funded by donations, dues are not part of this fund. Larry expressed concerned about the bark mulch straying into drains and roads and also the mulch on the emergency road making the road hazardous to drive over. Sam expressed that the mulch does help keep the neighborhood weed free. Larry suggested that we use rock instead of mulch. Betty expressed that rock is cost prohibitive at this time but can be an issue for Beautification to consider for the future. Patty Kaiser agreed that mulch can cause an issue and has worked with Jose to remove and replace with rock in some areas.

Calvin Carr recommend that a committee is formed to control Beautification Fund to address issues and reimbursement. There was much discussion about the process of Beautification within SBIA. Calvin Carr made a motion to raise the existing \$1,000 limit of what the SBIA can

spend without a community vote and approval to \$5,000. It was approved with one person not in agreement.

Larry motioned to replenish funds for Beautification from SBIA funds. Motion passed with almost unanimous approval.

Sam formally thanked Betty for all of her hard work with the budget.

Fire Truck Turn-Out

Suzie Yost gave an update on the fire project. It is finished but waiting for final sign off from Kasunich and Earthworks and billing. Chris Walters, Deputy Fire Marshall, has come out and approved the work that we are up to code. Slurry seal project scheduled for Sept. 21. This means that there can be no traffic, cars or foot, during the time of the slurry. Vegetation needs to be cut 8-12" back for a good seal. Repairs for cracks and sinkholes have been completed prior to slurry. There may be some areas that need to be cut back farther to allow for fire truck passage particularly shrubs higher than the road. If resident can't complete on their own they can contact Jose, contact cards available at sign in desk. Sam encouraged people park cars away from the road the day of slurry seal.

Calvin asked about the black spouts draining into the sand. Is there a project to divert these into the road? Suzie explained that this will be addressed with the West when they add their down spouts. Berm is high enough to divert water down the road. Sam also addressed that we have asked the Wests to put in a small retaining wall, plantings and burlap. Marco also asked that they clean their gutters as they were overflowing during the storms. Sam reported that the Wests have been receptive to concerns.

Betty presented Suzie with a thank you gift from board members for her hard work on this project. Without her years of experience at Granite, this project may not have progressed as smoothly as it did.

Emergency Road Condition

We were unaware of the condition of the road prior to the weeks of use. We are forward thinking that this is a road we may need to use in the future. Suzie procured a bid of \$14,800 to add base rock to our common area and also where state park owns. Sam is asking for support of approx. \$220 per homeowner. Jennifer Carr expressed that the State Park has specifically forbade us from doing any improvements or hang any signs, and her concern that State Park would force us to remove the base rock. Base rock that we are using is brown and does not look much different than mulch currently on road, so State Park may not notice the difference. There was a lot of concern by several residents to cover the property owned by the State Park and possible litigation by the State Park.

Betty said that we have the money in Capital Roadway to cover \$12,000 and she would increase dues. Question was would dues stay at increased rate forever or over a period of time? Additional dues would be going into the slurry fund. Suzie expressed concern for draining this fund to \$0.

It was voted passed by the residents present to pay the additional dues of \$220 to do this project on the part of the road that is our common area. Suzie will send out a letter of reminder to pay this additional amount.

Calvin Carr suggested that SBIA investigate the cost advantage/disadvantage if we completely re-do the roadway to include not just repaving but a major reworking of the roadway (Every 10 years for example), i.e. to include the process that we just had done on the entrance road (thicker base rock with compaction) vs. slurry sealing the road every 3 - 5 years that we currently do.

Welcome New Neighbors

Sam welcomed all of the new neighbors to the neighborhood. Announced that the red barn has finally sold but Marco will be staying for a few more years.

SBIA Accomplishments

Nicole Walsh presented a list of the actions undertaken by the board on behalf of the homeowners. The volunteer SBIA board members work to manage association dues judiciously and spend many hours on these tasks.

- Attended 6 Board Meetings throughout the year
- Maintained Treasures Statement/Budget
- Collected Dues with one of the highest years of participation (96%)
- Published 3 Newsletters
- Organized Christmas Party
- Organized Successful Clean Up Day
- Worked on planning and executing completion of Fire Truck Turnout
- Updated/Maintained and published Directory
- Maintained and improved common areas
- Maintained Dog Poop Bag dispensers
- Sent welcome packets to new homeowners
- Helped foster communication within the neighborhood
- Planned for Annual Meeting

Elections

Sam is staying on the board as he is taking time off of work! There are 2 seats, Nicole Walsh and Rose Guarino, available. David Wright has volunteered to join. Robert Pizante's wife volunteered him to join. Motion was passed to accept these two residents as board members.

Dog Poop Dispensers

There have been 3 volunteers, Jennifer Carr, Robert Ellinson, and Lucy Weinstein. There is also a mystery person replacing the ones at the top of the stairs.

Other Business

- No new business

The meeting adjourned at 12:05 pm

Meeting minutes submitted by Michele Kowalkowski