

Sunset Beach Improvement Association

ANNUAL GENERAL MEETING

September 2, 2018 - 11:06 am

The annual Sunset Beach Improvement Association meeting was called to order by Sam Singer at 11:06 A.M. on Sunday, September 2, 2018. Board Members present: Sam Singer, Betty Stone, Michele Kowalkowski, Lynn Pielow, Dave Wright. Members not present: Patty Kaiser, Suzie Yost

No reading of the minutes; they were emailed and distributed. No questions, and they were accepted as sent.

Sam encouraged everyone to visit the new website. Thank you to Dave for creating and Michele for updating content. On behalf of the SBIA, welcome new neighbors, Deb Wuliger and Richard Coad of 16 Mesa Way.

Power Line Project

Sam gave a "Thank you" to Jennifer Carr and Kren Rasmussen for the power line project. He encouraged neighbors to consider underground wiring for any homes that are under remodel or updates. Joel Weinstein added that he learned that PG&E is adding a new line. Jennifer Carr will contact PG&E for more info. Jennifer gave an update of her walk around with PG&E. What she learned is that neighbors are responsible for tree maintenance over and around lines from the pole to their house. PG&E will trim trees over lines that are between their poles. She also gave an update of the undergrounding still ongoing. The neighbors involved are paying for this project. Jennifer will share cost information and other information regarding updates needed with neighbors who are interested, but as an example one home spent approx. \$18,000. Jennifer is project managing for the neighbors who are currently participating, and will help those who would like to take theirs down. Studies show underground wires increased property values by 45%, however Jennifer Carr thought that was a bit high for us to expect at Sunset Beach. Also, electrical issues could be life threatening as well as a safety issue for homes.

Treasurer's Report

SBIA Treasurer Betty Stone presented the budget actions for the past fiscal year and noted that we started with \$20,864 and anticipated and received \$16,150 in dues. One house has not paid roadway assessment but is making payments. Betty disputed some

engineering costs and reported that \$307.50 was refunded. Total spending was under budget, even though we were over budget for fire turnout expense. General fund \$9,821.03, Beautification \$5,458.08, Capital Funds (Roadway \$12,000, Stairway \$9,000), Grand Total \$36,279.11.

There was a question from Leon Mattingley regarding the renter who drove over road during the road slurry project. Betty reported that payment was made by the homeowner directly to Earthworks not via SBIA but by the homeowner.

Betty said she expected a beautification expense for trimming the trees along the entrance road this year. Cal Carr noted that some trees on the entrance road were being trimmed by farm workers. Jennifer, on the topic of trees, recommends that neighbors plant replacement trees when they have to remove them. Many of the Monterey Cypress are coming to their end.

Motion to approve Treasurer's Report was accepted as presented.

Betty then presented the proposed budget for fiscal year 2018-2019 starting with the General Fund beginning balance of \$9,821.03. Directive is to maintain \$10,000 in General Fund. Projected income from dues (\$16,150) will be deposited as they are submitted. No special funds or roadway expenses are anticipated. Projected expenses are (\$6,650). After transferring \$8500 to Capital Funds that leaves a projected ending balance of \$10,800 by the next general meeting in 2019.

Projected budget was approved as proposed.

Betty has forms on the table for dues for those wishing to make a payment.

Review By-Laws to Add Voting By Proxy

Sam explained that we do not currently have a voting by proxy incorporated into SBIA bylaws. SBIA was planning to take a vote to amend the bylaws to include this action. However, SBIA bylaws state that a majority of members is needed in order to vote. Since there was not a majority at the meeting SBIA will need to send a ballot to members.

There was some discussion about the legality of this, though it was agreed that it was not illegal.

SBIA Accomplishments

Sam Singer 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 a great year of participation (94%)
- Published 3 Newsletters
- Organized Christmas Party
- Organized Successful Spring Clean Up Day
- Changed Speed Limit to 11 MPH and put up new signage
- Worked on planning and executing the completion of our Emergency Road
- Slurry Sealed all the roadways
- Added and updated Road Striping
- Updated/Maintained and published Neighborhood Directory
- Maintained and improved common areas
- Sent welcome packets to new homeowners
- Helped foster communication within the neighborhood
- Reviewed By-laws to suggest addition of a Proxy vote option
- Created New Website
- Planned for Annual Meeting

Questions/New Business, Reminder of CERT BBQ at 3:00

- Johnnie Baker requested that SBIA ask the State Parks to widen the "Resident Only" lane as the lines have gotten longer
- Cal Carr brought up the road in front of the Kaiser's is sloughing. It is mainly because of the garbage trucks. It was recommend that neighbors put cans on one side of the road to reduce the amount of passes by the garbage trucks. Also, it was brought up that some neighbors heard that we were getting smaller garbage trucks. Betty reported that Suzie has not heard back from her contact at Waste Management. This issue has not been dropped as it is a topic at SBIA meetings. There was further discussion about putting cans on one side of the road. Cal questioned if there was a guarantee of that area, but there was not, this was originally completed by Wenger. This area has always had cracking issues. SBIA is currently looking into repair costs for this area. There was discussion whether this is the property owner's responsibility or if this was road right-of-way. There was discussion if the problem would be rectified by some sort of retaining wall or ground cover. There was more discussion of construction vehicles also being the cause. It was suggested that large trucks are not allowed on the road specifically the construction trucks.
- Cal Carr added that he thought that SBIA welcomed renters. There was discussion about who was responsible for this, homeowner/property manager vs. SBIA. Cal

suggested a “welcome packet” for renters so that they are aware of neighborhood functions and issues. SBIA will add this to the agenda at the next meeting. Jennifer Carr added that renter information is also important to the CERT phone tree. It would be helpful if owners update the SBIA of new full time renters.

- Kevin Kowalkowski reminded to lock doors as there have been unknown people walking around late at night.
- Jennifer reminded to post and check Nextdoor for anything irregular or neighborhood updates.

Elections

There are two board members who are up for re-election, Suzie Yost and Michele Kowalkowski though both have agreed to stay on if there were no volunteers. Also, Patty Kaiser has temporarily moved to MI. Deb Wuliger volunteered to be on the board. There were no other volunteers for the board and Deb Wuliger was welcomed on the board.

The meeting adjourned at 12:08

Meeting notes submitted by Michele Kowalkowski