

Minutes
SBIA Board Meeting March 19, 2023

10 am via Zoom

Present: Patty Kaiser, President, Mark Elliott, Vice-President, Suzie Yost, Treasurer, Sam Singer, Chris Frazier, Chris Vanni (Zoom), Karl Simmons (via phone until 11 am – in Southern CA)

Call to order at 10 am

Previous Minutes, January 15, 2023.

Minutes were sent out and read in advance of the meeting. Sam Singer voted to approve the Minutes and Suzie Yost seconded the motion. Minutes were approved.

Treasurer's Report

Suzie Yost gave the Treasurer's Report. To date 56 homes have paid their dues and 3 lots have paid their dues. All balances are of March 13, 2023. There is a general fund balance of \$34,129.53. There is a beautification fund balance of \$6,630.95. There is \$18,500 in the SBIA capital stairway fund. The capital road fund has \$12,520. The general fund, capital, and beautification funds grand total as of March 13, 2023, is \$71,780.48.

Suzie volunteered to call several homeowners who have not paid, this is usually an oversight. She noted that two owners typically do not pay their homeowner dues, but she would contact them.

Sam voted to accept the Treasurer's Report as read, and Mark seconded. Motion passed.

Status of Special Assessment

Suzie reported that 15 homes have paid their special assessment in full, and two homes have paid ½ of their assessment, for a total received of \$18,320. The special assessment is not due until May 1, 2023, and for those paying in two installments, half of that will be due then.

Directory update

Suzie is updating the directory as dues are received with any changes to residents' phone numbers and email addresses. She will check to see which residents want to be listed on the community directory and which prefer not. The directory should be complete in May 2023 and distributed to the membership via email.

Update on timing of path repair

Betz Works will start the work on the path to the beach and at the corner of Toad Hollow and Gray Way (mailbox area) the first week of May. If there are lags in payment of the special assessment, they are okay with a delay in payment due to our longstanding relationship with the owner, Allan Betz, but this will hopefully not be necessary. Their calendar is filling up and they needed to get it on the books so that the project had a slot.

Suzie will call Betz Works to see how many vehicles will need parking.

Stairs to the beach

Chris Frazier has shared his concern that if any repair/rebuilding of the beach stairs is done in the future that there could be a problem where the path and the stairs meet, and modification of the path might be required. Suzie stated she spoke with Allan Betz of Betz Works and if the new path needs to be modified, they will do so at no cost to the neighborhood.

The stairs to the beach ideas will continue be explored and discussed in the next meeting.

Community BBQ

A community BBQ will be held after the path to the beach is complete, with a tentative date based on availability of board members able to be present to help out, of Saturday, June 24. A newsletter will go out in advance of the BBQ letting people know about the event.

Cypress Tree Trimming

A total of three bids (Lewis Tree, Skyview Tree, and Kevin DeBoer) were obtained to work on the cypress trees that the neighborhood planted in 2009. The work encompasses cutting down three diseased trees and one tree that broke in the storms, as well as trimming the remaining cypress trees. Additionally, the limbs of the eucalyptus that could fall on our neighborhood communication wires on the drive up into the neighborhood will be cut so that they do not fall on our Comcast and AT&T wires. Mulch from diseased trees will be removed from the area; the remaining mulch will be distributed in two places in the neighborhood for residents to use.

Lewis Tree was \$17,500, Skyview Tree was \$8,400, and Kevin DeBoer was \$9,600. There was discussion around what funds would be needed and that an almost \$2,000 contribution was being made by Steve Bontadelli, who owns the brussels sprouts field.

A motion was made by Suzie Yost to hire Skyview Tree Company, seconded by Sam. Motion passed. Patty will see if she can get any additional reduction in fee from Skyview Tree and make arrangements with them for the work.

Spring Clean Up Day

Most board members will be present at Spring Clean Up Day on March 25. Patty will direct the dumpster arriving on Friday, March 24 from Dumpster Dudes to the area by 13 Mesa Way, which is where Jose Ramirez requested it go.

Mark Elliott will coordinate with Patty and send out an email blast to the neighborhood to remind residents.

Mailboxes, Toad Hollow and Gray Way

Mark Elliott gave an update on erosion at the area near the mailboxes at Toad Hollow and Gray Way, saying the area has continued to erode, but will be addressed when the path to the beach is done the first week of May, weather permitting.

Website and New Email Address

Mark Elliott has been working on the website. He and David Wright, who created the website several years ago, have consulted. Mark has made it simpler to find documents and other things on the site. Now when someone does a Google search our website will come up rather than unsolicited ads. But there is still an error message on the home page that needs to be corrected. A recent software update has caused photo galleries to come out in one long column and Mark will work on that next. Mark also added the "In Memorium" section to the website.

Pothole filling

A neighbor filled at least two potholes with cold patch, one by the speed bump next to 16 Mesa and one out on the entrance road, Sunset. While this effort was appreciated, anyone doing anything to the roads should, as a matter of courtesy, run it by the SBIA first.

Community Service Area (CSA) exploration

Discussion was held about the desirability of creating a CSA in case some significant number of homeowners withhold payment of the special assessment. In 2009 Calvin Carr, on behalf of the SBMWC, and Jennifer Carr, on behalf of the SBIA, led the charge to explore the SBMWC and SBIA forming a CSA. It was ultimately decided that even with (at the time) 84% of people paying, having a CSA did not pencil out. Suzie pointed out that last year we had approximately 96% of people paying their dues and she felt that people were going to pay their special assessment.

The discussion was tabled for a meeting to be held after May to see if payment was going to be an issue.

Sunset Beach Domain names

Chris Frazier continues to explore domain names with the words Sunset Beach in them. He would like a different census designation so that our mailing address could be something other than Watsonville. He has found two areas in California that use Sunset Beach, one in the Ocean Street area of San Francisco, and one an area in Huntington Beach. It was stated that La Selva Beach, Manresa Beach, and Corralitos all use 95076 as their zip code.

Creation of a Ten-Year Budget

A neighbor asked for a 10-year budget and/or financial plan so that special assessments did not need to happen. This was tabled until Karl Simmons could attend as he had more information about what was being asked in terms of fiscal planning. Karl had been in the board meeting initially but could only stay for an hour and had left before this agenda topic was reached.

One aspect of this is that when we get reserves, the community sometimes decides against a special assessment, for example when the road was failing at the curve between 67 and 70 Sunset. The SBIA emptied its reserves of \$46,000 after the community voted to pay for the road repair utilizing reserves, which necessitated the recent larger assessment.

By Laws

Chris Frazier will review our By Laws to check for areas that may need updating or language clarification. There was discussion of reducing the number of SBIA board members from 7 to 5, with 5 being a more typical number in larger neighborhood boards. Finding 7 volunteers to serve on the board is always difficult. Any changes to the By Laws will need a majority vote of homeowners.

There being no new business, the meeting was adjourned. The next SBIA meeting will be held on Thursday, May 25 at 5:30 pm over Zoom.