Meeting Minutes (Unapproved Draft)

Meeting Title: Annual Meeting

Date: September 6th 2026

Time: 10:25am

Location: 38 Sunset Cove, Watsonville CA 95076

Facilitator: Betty Stone

Note-taker: Angelynn Bostrom

Attendees: Betty Stone, Mark Shelly, Darby Holden, Suzie Yost, Suzi Kyrakides, Chris Vanni, Angelynn Bostrom and *many Sunset Beach neighbors*

Agenda:

1. SBIA Purposes

2. Introduction of current elected volunteer board members

3. Meeting Minutes of 2025 review/approve (all attendees were asked to review last year's minutes in email)

4. Treasurer's Report and Proposed 2026-27 Budget

**Reminder: Your SBIA can take Zelle dues payments at: sbiaacct@gmail.com

5. Board 2025/2026 Accomplishments

6. General Community Volunteer Accomplishments and Acknowledgment

7. Board Member Elections (2 positions)

8. Stairway Repair Project Proposals!

9. Damage to Common Areas

10. New Business

11. Adjournment

Meeting Notes:

Meeting was called to order and confirmation of quorum at 10:25am

1. Betty shared SBIA Purposes:

- To make reasonable effort to maintain the Common Areas including but not limited to the shared road around the neighborhood, the emergency access roadway to Shell Road and the path and stairs to the beach.
- To encourage, and where possible, facilitate cooperation and communication with residents as may seem necessary for the responsibilities of the SBIA and to contribute to the betterment of the community.

- Betty reminded the community that dues payments can be made via Zelle at sbiaac@gmail.com
- Happy 90th Birthday to Dorothy Konder!!!

2. Introduction of current elected volunteer board members:

- Betty Stone and Mark Shelly: co-chairs
- Suzie Yost: treasurer
- Suzi Kyrakides: communication coordinator
- Angelynn Bostrom: secretary
- Chris Vani
- Darby Holden

3. Meeting Minutes of 2025 review were approved by the community.

4. Suzie Yost shared Treasurer's Report and Proposed 2025-26 Budget. Soft copies of the reports had been shared to SB community before the meeting and hard copies were available for those interested. All approved.

5. Darby Holden shared the Board 2025/2026 Accomplishments

6. Betty Stone shared General Community Volunteer Accomplishments and Acknowledgments.

7. Board Member Elections:

- Betty Stone and Angelynn Bostrom's terms ended.
- Candee Williams and Tim Bell volunteered to join SBIA.
- Gratitude to all and Welcome new members. Motion to elect these board members made by Suzie Yost and seconded by Sam Singer. All approved.
- Mark Shelly acknowledged Betty and Angelynn's contribution.

8. Stairway Repair Project Proposals. There were flyers and printouts of the proposals.

Betty emphasized that this was not a Vote.

Chris Vani went over the four proposals that were shared with the community via email. He mentioned all materials will be hand hauled and no big equipment used. Chris described more details on option C as it's the board most favorable option, which meets many of raised concerns.

The community was engaged with many questions and suggestions for the board. Some rephrased highlights below:

Shared information:

A passage regarding the stairway written by Dorris Case in the 80s was read out loud.

Questions and Answers:

Question: Why don't Sunset Beach neighbors who attended the annual meeting have control of the vote? Answer: If one is to pay, they have a voice.

Question: What does SBIA try to accomplish? Answer: the stairway is in bad shape and has not been properly taken care of for 40 years. SBIA would want to incrementally repair the stairway where there will be no change to the footprint; to improve and stabilize (i.e. consistent pitch and more even) the stairway without drawing attention from the State and Coastal Commission by new versus repair.

Question: Who is liable if a fine is placed upon us? Answer: SBIA

Question: Why can it be done similarly to other coastal neighborhoods like Sea Cliff, East Cliff, or Manresa? Answer: the process is extremely costly and time consuming. Many members of the community, who have gone through similar processes to renovate their beach homes, do not recommend this.

Question: Should the stairway be removed all together? Answer: most of the community wants to have the stairway as it is a valuable feature of their homes at Sunset Beach.

Question: How were option C and D different from each other. Answer: D is under a license; hence, it costs more. There is no difference in who is doing the work or insurance and bonding.

Risks discussed:

- The Stairway will be destroyed by severe weather (El Nino is coming this winter).
- It is not up to code and can be red flagged by authority on any day.
- Stair users and dogs fall and get hurt.

Suggestion:

SBIA provides best recommendation for the community with pros and cons. Kit Harris made a motion on this suggestion and Chris Fraiser seconded. All in favor.

9. Damage to Common Areas:

Betty shared with the community road and landscape damage caused by the Prater's septic renovation process. A folder with photos was passed around. Since Steve Prater has stopped communicating with Betty and the SBIA board and his house is on sale, Betty asked the community for ideas how to proceed further so damages can be compensated and repaired. It was suggested that SBIA outline the damage and cost of repair in a certified letter to Steve Prater and asked him to write a check by a certain date. Copies of the letter are sent to the Title Company and the General Contractor, who worked on the septic.

10. New Business:

Candee Williams shared that when the tree branch fell on the wire a few months ago, PG&E stated that they would fix the issue only if the wire was cut. Otherwise, it's the responsibility of the owner of the electricity line the branch fell on.

Meeting adjourned at 12:12pm.