
Annual Membership Meeting Minutes

Date: June 7, 2025

Start Time: 11:00 AM

Location: Ocean Shores Inn & Suites, 648 Ocean Shores Blvd NW

Presiding Officer: Steve Kunkel, President

1. Call to Order

President Steve Kunkel called the meeting to order at 11:03 AM. He welcomed attendees and introduced the board members:

- Steve Kunkel – President
- Bob Hugo – Treasurer
- Jodie Ausmus – Secretary
- Pete Hollosi – New board member
- Will Romig – Vice President
- John Schleiger – Road Coordinator

A special welcome was extended to guest Jack Werkau, former President.

2. Approval of Previous Minutes

The President requested a motion to approve the minutes from the previous annual meeting. Although no formal copy had been posted to the website, a hard copy was available at this meeting. A motion was made and seconded with informal consent from the membership.

3. Treasurer's Report – Bob Hugo

- There are 120 lots, each assessed at \$185, totaling a projected annual budget of \$22,200.

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- As of the meeting date:
 - Dues collected for 46 lots totaling \$8,626.90
 - One lien resolved with \$1,900 collected
 - One past due account resolved with \$1,260
 - 5 lots still delinquent totaling \$3,295.80
 - Funds are allocated to three accounts: general operations, bridge maintenance, and gate operations.
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4. Road & Gate Report – John Schleiger

Roads: Speeding continues to damage roads and create dust; request made to inform renters to drive slower.

Gates: The gate is operating well. Some people are still stopping short of the keypad, then don't have enough time to drive through without the gate closing.

- Brian has figured out a way, so the gate does not close before a vehicle has completely passed through.
- It's nice to have a genius as a member of our Club!
- If you haven't bought an RFID tag so you can get through the gate without using the keypad, you are encouraged to do so. They cost \$45.00. The tag will save you time and reduce wear on the keypad.

Bridge: Jon Schleiger will put a coat of wood preservative on the bridge this coming September, the exact date to be determined. The bridge will be closed for at least one day during this time.

- If you are a short term rental owner and want to alert your guests about the bridge closure, contact Jon at: schleigerj21@gmail.com to get the exact date as we get closer to September.
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6. Bylaws & Assessments Update

- Sea View Estates Community Club is a Homeowner's Association (HOA). Next year the annual assessment will be subject to the HOA statutes. If you have any ques/ons about this, send an e-mail to the Club.
- Next year, the annual assessment invoice will be mailed out AFTER the annual meeting.
 - Also, the amount of the assessment is subject to change according to the proposed budget that will be reviewed and voted on by the Membership.

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- Due to state HOA regulations taking precedence, formal amendments to Article 9 were drafted by an attorney. The provided ballot sheet outlines the proposed updates.
 - We have received 27 ballots pertaining to the proposed amendments to the By-Laws. 25-YES votes and 2-NO votes. We need 16 more YES votes to confirm the proposed amendments.
 - If you have not sent in your BALLOT, please do so by the end of June.
 - The final count will be on July 7th. Thanks. (Information and Ballots were mailed out on April 30th.)
 - 41 affirmative ballots are needed for passage by July 7, 2025.
 - Extension possible if necessary.
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7. Garbage & Wildlife Issues

Bears tipping over garbage totes is still a problem without a solution. The bear-"proof" totes used in Ocean Shores are not working as well as expected. So, it's unlikely that LeMay will provide County residents with these totes.

- The only solution will be to roll out the totes on Tuesday MORNING, not Monday night.
 - Each Member is responsible for cleaning up any garbage that is spilled on the ground.
 - At the moment the Club does not have a protocol for dealing with spilled garbage that is left on the ground for more than 24 hours.
 - If no one is home to roll the tote back to the house on Tuesday then there would also be no one home to clean up the spills.
 - The Club currently does not have anyone on duty to call owners to notify them of garbage spills. This issue is on the agenda for the next Board Meeting. Stay tuned.
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8. Lot 51 & Neighborhood Concerns

Concerns raised about Lot 51 as an eyesore. Owned by an investment company; previously listed for sale. Suggestions made to consider community purchase or urging the owner to remove derelict structures.

9. Sale of SeaView Estates, Inc. Owned Parcel

The 29 acres south of Pacific Lane is up for sale. Marcia Naeseth assured the Members at the meeting that the Community Club would not be responsible for anything to do with developing roads and utilities on the property before or after the sale of the property.

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- There will also be some restrictions of use, similar to those noted on the Codes, Covenants and Restrictions that expired for SeaView Estates in 1986.
 - The board is forming a committee to address the proposed sale of a large undeveloped parcel off South Pacific Lane.
 - Membership discussions included potential use, HOA integration, and road responsibilities.
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10. Water System & Emergency Well Usage

The Club is investigating the use of 'untreated' water from the County's backup well during certain times. The Club asserts that this water should also be treated.

- Marsha will consult the county and water provider about water quality and filtration practices.
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11. Tsunami & Emergency Preparedness – Pete

- Emphasis on the importance of:
 - Go-bags
 - Evacuation maps (available on the website)
 - Awareness of tsunami zones and routes
 - Emergency contact and planning
 - There was a discussion of actions to take during an earthquake/tsunami event.
 - The best action will be to drive north to Copalis Beach, then east to Copalis Crossing.
 - There will only be about 20 minutes to do this before the roads are flooded.
 - Recommended evacuation point: Old Ocean City Elementary School.
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12. Board Participation

- Members were invited to volunteer or attend board meetings.
- The next Board meeting is scheduled for June 19, 2025, at 6:00 PM via Zoom.

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13. Closing Remarks

- Speed limits and safety reiterated.
- The next Annual Meeting is planned for Saturday, June 6th, 2026. Location TBD.
- Appreciation expressed to the board.
- The Meeting adjourned at 12:30pm.

Submitted and Approved

Meeting Minutes submitted by Jodie Ausmus.

Approved By: _____

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Steve Kunkel, President