

SEAVIEW ESTATES COMMUNITY CLUB (SVECC)

Board of Directors Meeting – Draft Minutes

Date: Thursday, April 23, 2026

Time: 6:00 PM (PDT)

Location: Virtual Meeting (Google Meet)

Presiding Officer: Mr. Steve Kunkel, President

Minutes Prepared By: Dane’ Murphy, Secretary Pro Tem

I. Call to Order

President Steve Kunkel called the meeting to order at 6:00 PM.

II. Attendance

Role	Name	Status
President	Steve Kunkel	Present
Treasurer	Bob Hugo	Present
Secretary Pro Tem	Dane’ Murphy	Present
At-Large Member	Jon	Absent
At-Large Member	Pete	Present
Website/Gate Systems	Brian	Not Present (referenced)
Guest	Dennis	Present
Guest	Will	Present
Guest	Jay	Present
Guest	Kathleen	Present

Quorum: Yes.

III. Member Comments (15-Minute Open Forum per WUCIOA)

A full 15-minute discussion regarding **gate usage, fairness of gate fee structure, and potential changes to assessments for short-term rental owners.**

Key Points Raised (Cited from Transcript):

- Dennis proposed increasing fees for short-term rental owners, suggesting they pay **five times the \$35 amount**, based on high gate usage observed near his property.
“They had approximately 60 uses of the gate on that three-day weekend.”
- Discussion expanded into fairness for:
 - Owners who rarely use the gate
 - Owners who use it heavily
 - Short-term rental properties with high turnover
- Will suggested analyzing **actual gate usage logs** and calculating cost per use.
“Maybe we can just take whatever the annual maintenance cost is... divide that and see where we fall as far as cost per usage.”
- Steve noted that any change to fee structure would require a **bylaws amendment** (67% approval).
- Jay recommended obtaining **usage data from Brian** before further discussion.

Outcome: No motion made. Topic to be revisited after data review.

SGK 5/26/26

IV. Old Business

A. WUCIOA Compliance

Steve reviewed:

- Required transparency and notice periods
 - 15-minute member comment period (now implemented)
 - Budget approval rules
 - Need to amend bylaws to align with WUCIOA

He confirmed:

- A letter was sent to all members notifying them of upcoming bylaw amendments.
- First amendment discussion scheduled for **May 21, 2026**.
- Voting will occur before the annual meeting.

B. Annual Meeting Space

Pete confirmed the annual meeting room is reserved.

C. Secretary Position

Still open. Recruitment continues.

V. New Business

A. Treasurer's Report

Bob provided a financial update:

- Checking: **\$7,315.97**
- Money Market: **\$6,817.62**
- Bridge Fund: **\$1,306.31** (restricted)

Steve and Bob discussed the need to raise annual assessments to avoid further deficit spending.

From transcript:

"We're averaging a little over \$2,000 a month to run the club... we'd have to raise the dues to \$215 or \$216 to break even."

B. Budget Planning

- Draft budget to be reviewed at the **May 21 meeting**.
- Final vote at the **June 6 Annual Meeting**.

C. Drainage & Road Maintenance

Jon was absent, but Steve noted ongoing drainage issues and culvert concerns.

D. Bylaws Amendments

Steve explained:

- Article 5 (Meetings) and Article 9 (Assessments) require updates.
- WUCIOA rules will automatically apply in 2028 even if SVECC does nothing.
- Updating bylaws now prevents confusion for title companies and buyers.

SOK 5/26/20

E. Past-Due Assessments

- Becky continues to send notices.
- One owner may be deceased; collection unlikely until property transfers.

VI. Motions

No formal motions were made during this meeting.

VII. Action Items

Action Item	Owner	Due
1 Obtain gate usage logs for analysis	Brian / Will	Before May meeting
2 Prepare draft budget	Bob	Before May 21
3 Prepare bylaw amendment language	Steve	Before May 21
4 Continue secretary recruitment	Steve / Becky	Ongoing
5 Follow up on drainage issues	Jon	Next meeting

VIII. Upcoming Meetings

Date	Type	Format
May 21, 2026	Regular Board Meeting	Virtual
June 6, 2026	Annual Membership Meeting	In-Person
June 18, 2026	Follow-Up Board Meeting	Virtual

IX. Adjournment

A motion to adjourn was made and seconded. Meeting adjourned.

Draft minutes prepared by:
Dane' Murphy, Secretary Pro Tem

Approved: 5/26/26
 Steve Kumbal
 president

EBK