SVECC Board Meeting Minutes

Date: May 21, 2026 Time: 6:00 pm Location: Virtual Meeting

1. Call to Order The meeting was called to order by President Steve Kunkel.

2. Open Forum (Owner Comments – Up to 15 Minutes)

• Owners were invited to comment on non-agenda items.

• Jay Johnston reported recent property observations and asked about funding for bridge maintenance.

• Board confirmed:

o A dedicated account exists for bridge maintenance.

o Recent preservation work has been completed.

o A bench will be installed on the bridge.

• Bob Hugo, volunteered to donate a hand-carved cedar bench.

3. Old Business

3.1 WAUCIOA Compliance

• Overview of Washington Uniform Common Interest Ownership Act (WAUCIOA).

• Partial provisions effective; full compliance required by January 1, 2028.

• Board plans to begin updating bylaws early.

3.2 Annual Meeting Location

• Confirmed: Ocean Shores Inn & Suites

• Deposit paid.

3.3 Board Positions

• Secretary position remains open.

• Board member terms have reached two-year duration; extensions to be discussed.

3.4 Gate Code Policy

• Discussion on secondary gate codes for short-term rental owners.

• Consensus to revisit and formalize via motion.

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3.5 Website Management

• Managed by Brian.

• Needs updates:

o Annual meeting information

o Board minutes

o Current board slate

4. Community & Operations Discussion

4.1 Volunteer Participation

• Board emphasized the importance of member participation.

• Discussion: o Approximately 80 members in the association.

o All board roles are volunteer based.

o Encouragement to increase ownership involvement.

4.2 Security Concerns

• Incident reported involving unknown visitors using multiple access codes.

• Concerns: o Unauthorized entry o Confrontational behavior by informal "security" volunteer

• Actions:

o The President will speak with the involved individual.

o Board discussed the need to improve the approach to member/guest interactions. o Long-term need identification for formalized security handling.

4.3 Parking Area (Near Lot 49)

• Discussion:

o Existing "No Parking" sign may no longer be appropriate.

• Suggestion:

o Convert area to member-only parking for beach access.

5. Treasurer's Report Reported by Bob (Treasurer): Reviewed & corrected on 6/15/26

• Checking Account: ~~≈$9,000~~ $6,131.50
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• Money Market: ~~~$10,000~~ 6,817.62 SGK

• Bridge Account: ~~~$1,900~~ 1,306.31 SGK

• All bills are current, and accounts are in good standing.

6. New Business

6.1 Annual Meeting Preparation

• Date/Time: June 6 at 11:00 AM

• Setup begins at 10:00 AM Preparation Tasks: • Water bottles: Bob

• Food/potluck supplies: Coordinate with John

• Printed materials (Steve):

o Agenda o Voting ballots o Budget copies

o Prior minutes o Sign-in sheets

6.2 Remote Access Requirements

• Discussion on compliance with meeting transparency requirements:

o Zoom access

o Phone line availability

• Action:

o Verify venue capabilities.

7. Bylaws Amendment (WAUCIOA Applicability)

• Amendment presented to align HOA bylaws with WAUCIOA.

• Voting requirements:

o 30% quorum (~24 members)

o 2/3 approval (~16 votes)

• Voting methods:

o Email o Mail

o In-person at annual meeting

8. Budget Proposal

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- Total lots: 120
- Proposed dues increase: $185 → $195
- Estimated revenue: $23,400
- Estimated expenses: $23,399 Notes:
- Gate and road fees will be consolidated.
- No formal reserve study completed (disclosed as required).
- Reserve handled informally via savings account. Approval Rule:
- Budget passes unless 50% of members vote against.

9. Motions

9.1 Gate Code Change (Short-Term Rentals)

- Motion: Update guest gate codes for short-term rental owners.
- Moved by: Pete Hollosi
- Seconded by: William Romig
- Vote: Passed unanimously

10. Additional Topics

10.1 RFID Access Cards

- Recommendation to encourage adoption for easier access.
- Available via website.

10.2 Community Garage Sale

- Proposal: o Annual neighborhood sale event
- Action:

o Present idea at annual meeting

o Seeking a volunteer organizer

10.3 Board Meeting Frequency

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• Proposal:

o Reduce board meetings to two per year (April & May) o Maintain annual meetings in June

• Rationale:

o Low attendance

o Administrative burden

10.4 Property Maintenance Concerns

• Discussion of neglected neighboring properties.

• Issues:

o Unsafe structures

o Poor visual impact on the community entrance

• Action:

o Contact the county for inspection and possible enforcement.

11. Next Meeting

• Annual Meeting: June 6 at 11:00 AM

• Location: Ocean Shores Inn & Suites

12. Adjournment

• Motion to adjourn made and seconded.

• Meeting adjourned. Prepared

By: Dane' Murphy Secretary, Pro Temp

Approved by: Steve Kunkel, President

Steve Kunkel

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