
SVECC Board Meeting

Thursday, 3.20.2025

Attendees

Steve Kunkel, *President*
William Romig, Jr, *Vice President*
Jodie Ausmus, *Secretary*
Jon Schleiger
Brian Reichert

Meeting Minutes

Agenda:

See Attached.

Called to Order:

- By Steve at 6:03pm.
- Introduction of Attendees: All Board Members were in attendance.

Review Prior Meeting Minutes and Approval

- Meeting Minutes from 1.23.25 are attached to these Meeting Minutes.
- Motion to Approve by Will, Seconded by Steve. Passed by all Board Members.

Committee Reports

- Treasurer, Bob Hugo: Bookkeeping, delinquent accounts and liens report sent by Becky for the Board to review. (Also see New Business below.)

Old Business

- Jack W is no longer on the SVECC Board and needs to be removed from Twin Star SVECC bridge account (and add Steve).
 - a. Note: Jon Schleiger can still be on this account as a User.
 - b. Meeting Minutes need to be sent to Twin Star to complete the change.
- **Steve, Article VII and IX Bylaws:**

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- a. Attorney's work is essentially done.
- b. Proposed changes are documented for ballot vote sent to the Membership.
- c. If it does not pass, the HOA laws for the State of WA will prevail.
- d. If amendment passes, then we will change the invoice date to be after the Home Owners meeting in June.
- e. This is in line with Steve's work on the Operational Manual.
- f. Article VII, I.e., rule that if anyone causes damage and it is on video or photo then the homeowner will be liable.
- g. Needs 51%, 80 Members = 41 votes.
- **Jodie:**
 - a. **Referral book:**
 - b. **Emails for Board Members:** svecc.NAME@gmail.com: Steve, Jo, and Pete complete. Need Bob and Will.
- **Bob, Damage to Gate:**
 - a. Civic Citation of Homeowner of 18 Dolphin Lane.
 - b. Did not get completed.
- **Pete, Annual Meeting locations:**
 - a. Ocean Shores Inn and Suites
 - b. No food or snacks available from the facilities.
 - c. Jo can pick up snacks for the meeting.
- **New Culvert near 26 Lagoon:**

New Business

- **Bob:** Delinquent accounts and liens. Tabled.
- **Jodie:**
 - a. Homeowners need awareness of Volunteer Board Duties and Responsibilities to set expectations regarding response to requests.
 - b. Numerous requests for support of property sales and Gate access questions.
 - i. Expectations for responses.
 - ii. Prepare a document to Post on the website.
- **Brian:**
 - a. Copy of the reinstatement of bylaws with the County.
 - i. When you refile with the County there is a cover sheet required for indexing the document in the County File.
 - ii. Title search company is unable to locate this document in county records.
 - iii. Tag parcel number in the document so that these appear in searches.
 - iv. Steve will refer this concern to the Attorney.
 - v. We need to confirm if the articles of incorporation are still in force.
 - b. Assessment and dues concerns.
 - i. Is there no way to limit assessment and dues increases.

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- c. What is the plan for the SeaView Inc lots for sale and how will that impact SeaView Estates CC?
 - i. Are we responsible for building, maintaining, and improving roadways?
 - ii. Steve will refer this concern to SeaView Inc. for understanding as to why the property is advertised as using Pacific Lane and the gate.
- d. Steve mentioned the road extensions performed in the past. Is this a requirement of the Club?
 - i. Lots 98 & 99, Lots 35 & 36, Lots 1 & 2,
 - ii. Steve moved to vote on a Motion that SeaView Estates CC is not responsible for road construction.
 - iii. Will made the motion, Jo seconded the motion, Motion was Passed by all in attendance.
- **Steve:**
 - a. \$50 fee for Title Transfer paid to SVECC at time of sale (cover costs for document preparation).
 - i. Jo motion to add this fee, Will seconded, Motion was passed by All in attendance.
 - b. Who pays for culvert replacement? Tabled.
 - c. Jon Schleiger volunteered to re-join the board. Motioned by Will, Seconded by Steve, Passed by all.
 - d. Damage to Gate controls. Jon received insurance documents and will review these.
 - e. Ocean City culvert project. Jon has been attending these meetings and will update the board.
 - f. **Upcoming Board Meetings:** April 24 (2025), May 22 (2025), (annual meeting) June 7 (2025), June 19 (2025).

Notes

- **Adjourned at 6:58 pm.** Motion to adjourn, Seconded, and passed by all attendees.

Submitted and Approved

Meeting Minutes submitted by Jodie Ausmus.

Approved By: _____

Steve Kunkel 3/25/25

Steve Kunkel, President

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Sea View Estates Community Club

Board Meeting Agenda

March 20, 2025

6PM on Google Meet

President: Steve Kunkel
Vice President: Will Romig, Jr.
Treasurer: Bob Hugo
Secretary: Jodi Ausmus
At Large: Pete Hollosi

Call to order: Steve

Introduction of Attendees: Steve, Jodie, Bob, Pete, Will, Becky? Jon?

Approval of Minutes of Last Board Meeting

Old Business

- Steve: Progress with amendments to the By Laws, Articles VII and IX
- Jodi: Book of Referrals
- Bob: Damage to gate: Civil Citation of Homeowner of 18 Coral Lane
- Pete: Meeting Place for Annual Meeting in June
- Cost estimate for new culvert near 26 Lagoon

New Business

- Bob/ Treasurer
- Jodi/ Secretary
- Steve/ President
 - \$50 fee for title transfer fee paid to SVECC at time of sale (for Becky's time)
 - Who pays for culvert replacements?
 - Discussion about SVE Inc. property for sale
 - Damage to gate controls
 - Title reports on lot sales not showing SVECC By-Laws
 - Paper ballot for amendments to By-Laws
 - Process for annual assessment calculation
 - Next meetings: April 24, May 22, June 7 (Annual Meeting)
- Pete
- Jon: Gate operations report
- Other items

Adjournment

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