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# SVECC Board Meeting

Thursday, 1.23.2025

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## Attendees

Steve Kunkel, *President*

William Romig, Jr, *Vice President*

Jodie Ausmus, *Secretary*

Bob Hugo, *Treasurer*

Peter Hollosi, *Member at Large*

## Meeting Minutes

### Agenda:

See Attached.

### Called to Order:

- By Steve at 6:00pm.
- Introduction of Attendees: All Board Members were in attendance.
- Welcome to new Board Member, Will Romig of 23 Ocean Lane.

### Review Prior Meeting Minutes and Approval

- Meeting Minutes from 9.19.24 are attached to these Meeting Minutes.
- Motion to Approve by Jo, Seconded by Pete. Passed by all Board Members.

### Board Business

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

### Committee Reports

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

- **New RCW 64.90.525 pertaining to Article IX Bylaws.** The attorneys will work to revise in accordance with the new RCW...which will include language that requires a majority 'no' vote to decline changes to dues. The attorney will provide legal language. Cost is expected to be \$2,500-\$3,000 with a \$2,500 deposit. Pete moved to approve, passed by all. See Below.
- **Gate Monitor Protocols.** No Updates at this time.
- **Jodie:**
  - a. **Upcoming Board Meetings:** Mar 20 (2025), April 24 (2025), May 22 (2025), (annual meeting) June 7 (2025), June 19 (2025).
  - b. **Emails for Board Members:** [svecc.NAME@gmail.com](mailto:svecc.NAME@gmail.com): Steve, Jo, and Pete complete. Need Bob and Will.
  - c. Jo will assist Steve with the proposed Referral book.
- **Mission Statement for SVECC:** Steve will be working again on this for the next meeting.

## New Business

- **Bob/Becky:** Delinquent accounts and liens.
  - a. The board discussed the option to Waive late fees. Not approved.
- **Bob:**
  - a. Damage to the gate and prosecution by the Sheriff. Bob met with the Sheriff's department. Board has the video of the vandalism. Options available are a civil complaint against the homeowner and a criminal complaint against the renter. Will motioned to proceed with a civil complaint against the homeowner, Bob seconded, and was passed by all. This will include the \$240 filing fee.
  - b. Insurance deductible is \$1,000 if we choose to submit a claim.
- **Pete:** Meeting place for Annual Meeting in June 2025. No longer looking at Shilo. Pete is going to look at Casino, library, and local restaurants.
- **Other Items:**
  - a. Culvert replacement near 26 Lagoon. Bob reported that the culvert is crushed on one side and water is unable to flow through. Steve will reach out to Jon regarding the estimated cost for replacement.
  - b. Gate Operations report. Jon was unable to attend. Hold for the next meeting.
  - c. Bear proof garbage cans are not currently an option. Continue to research options.

## Notes

- **Adjourned at 6:41 pm.** Motion to adjourn, Seconded, and passed by all attendees.

## Submitted and Approved

Meeting Minutes submitted by Jodie Ausmus.

Approved By: \_\_\_\_\_

Steve Kunkel, *President*

## Sea View Estates Community Club

### Board Meeting Agenda

January 23, 2025

6PM on Google Meet

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

Call to order: Steve

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

Welcome to new Board Member: Will Romig of 23 Ocean Lane

Approval of Minutes of Last Board Meeting

Old Business

- Steve
  - Remove Jack from Twin Star SVECC bridge account and add Steve  
 Note: Jon Schleiger can still be on this account as a user  
 Send meeting minutes to Thomas Boulet at [tgoulet@twinstarcu.com](mailto:tgoulet@twinstarcu.com)  
 800-258-3115 ext 6098
  - Amendments to the By Laws
    - Article VI
    - Article IX
    - Club Operations Handbook
    - Book of Referrals
- Jodi
- Bob

New Business

- Bob/ Treasurer and Becky/ Bookkeeper
  - Delinquent accounts and liens
- Jodi/ Secretary
- Steve/ President
  - RCW 64.90.525 pertaining to Article IX
  - June meeting
- Bob
  - Damage to gate prosecution by Sheriff
  - Insurance to pay for gate damage
- Pete/ Meeting Coordinator
  - Meeting place for Annual Meeting in June 2025
- Jon: Gate operations report
- Replace culvert near 26 Lagoon
- Other items

Adjournment

# Sea View Estates Community Club

## Board Meeting Agenda

September 19, 2024

6PM on Google Meet

Call to order: Steve

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

Welcome to new Board Member: Will Romig of 23 Ocean Lane

Approval of Minutes of Last Board Meeting

### Old Business

- Steve
  - Amendment of Article IX: New H.O.A. statutes
  - Review President's Mission Statement for 2024/25
  - Standard Operating Procedures Manual
  - Protocols for Gate Monitors
- Jodi
  - Google e-mails for Board Members [svecc.NAME@gmail.com](mailto:svecc.NAME@gmail.com)
  - Website changes and renewal of Go Daddy
- Bob
  - Transfer of bank account to Bob Hugo and Steve

### New Business

- Bob/ Treasurer and Becky/ Bookkeeper
  - Delinquent accounts and liens
- Jodi/ Secretary
  - Set up Pay Pal account on the website for member to purchase RFID tags and myQ apps and pay for annual assessment
  - Updates to Member data base
  - Yard sale?
- Steve/ President
  - Jon's resignation
  - Select and vote for new Vice President
  - Bear proof trash totes
  - Tailgating: Gate security and liability
  - Gate maintenance and damage caused by vehicle contact
  - Book of Referrals: Service Providers for SVECC
  - Club Operations Handbook
  - Does the Board have the power to make "rules"?
  - How to handle land use inquiries
  - Septic solution for lots that don't perc
  - Confirm Board Meetings for 2024/25
- Pete/ Meeting Coordinator
  - Meeting place for Annual Meeting in June 2025
- Other items

Adjournment