
SVECC Board Meeting

Thursday, 6.19.2025

Attendees

Steve Kunkel, *President*
William Romig, Jr, *Vice President*
Jodie Ausmus, *Secretary*
Peter Hollosi, *Member at Large*
Jon Schleiger, *Member at Large*

Meeting Minutes

Agenda:

See Attached.

Called to Order:

- By Steve at 6:02pm.
- Introduction of Attendees: Board Members in attendance listed above.

Approval of Previous Meeting Minutes:

- Minutes from the last meeting were approved.

Old Business:

- Discussion about SeaView Inc. Property for Sale:
 - The board agreed to table the discussion until an offer is received or new concerns are expressed.
- Twin Star Bank:
 - Jack is off all accounts, Steve is on all accounts, Bob is on all accounts, and Jon is on the bridge account (only)
- Treasury Report:
 - Postponed due to Bob's absence.
- Annual Meeting:
 - Minutes were approved but not posted on the website.

SGK

- The board decided to send out and post a summary letter of the annual meeting events.

New Business:

- Amendment Issue:

- Steve reviewed the attorney's suggestion that the board may not need to take action due to Washington State law (64.90) taking precedence in January 2028.
- The board discussed the low response rate to the ballot for amendments (27 out of 80, needing 41 yes votes).
- The board agreed not to extend the ballot deadline past July 7th based upon this information.

- Lot 51 Property:

- Will volunteered to contact the owners about demolishing the uninhabitable structure due to it being a hazard.
- The board discussed potential costs and contractors for demolition.

- Spilled Garbage Issue:

- Becky will send the letter about the issue, prepared by Steve, to all short-term rental owners.
- LeMay's options for dumpsters (two-yard and four-yard) and associated costs were discussed.
- The possibility of a shared dumpster for short-term rentals was raised.
- The board discussed potential solutions like using garages for cans and the use of hot pepper spray as a deterrent.

- Election of Officers

- Steve was nominated and approved as President.
- Will was nominated and approved as Vice President.
- Bob was nominated and approved as Treasurer.
- Jodie will be retiring as Secretary, and a replacement is still sought.

- Lot 98 and 99:

- The board will call the county regarding the tent/glamping situation and potential Airbnb violations.

- Transition to 64.90:

- The board discussed the implications of the new Washington State law.
- Steve will review the relevant sections for liens and share them with Brian and Becky.

SGK

- The board will seek legal counsel to ensure a smooth transition.
- Website Content Manager:
 - Currently, Jodie manages the website.
 - Jon will contact Kellen to see if he is interested in managing the website.
- Brush Clearing:
 - Jon is obtaining a quote for clearing brush on Pacific and Lagoon lanes.

Additional Items:

- Complaint discussed regarding ducks as pets and county statutes.
- The board discussed cleaning up around the entrance sign.

Next Meeting:

- September 25th @ 6pm
- A Google Meet will be sent and posted.

Adjournment

- **Adjourned at 6:45 pm.** Motion to adjourn by Jon, Seconded by Will, and passed by all attendees.

Submitted and Approved

Meeting Minutes submitted by Jodie Ausmus.

Approved By: _____

Steve Kunkel

SGK

6/30/25

Steve Kunkel, *President*

Sea View Estates Community Club

Board Meeting Agenda

June 19, 2025

6PM on Google Meet

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

Call to order: Steve

Introduction of Attendees

Approval of Minutes of Last Board Meeting

Old Business

- Steve:
 - Discussion about SVE Inc. property for sale
 - Twin Star Bank business

New Business

- Bob/ Treasurer's report
- Jodi/ Secretary: Approve Minutes of the Annual Meeting
- Jon: Select a date for bridge painting and publish on the website.
- Steve/ President
 - Extend voting period for Amendments to the By-Laws?
 - Who will call owners of lot 51 about demolishing the house there?
 - Spilled garbage issue: Letter to STR Members with suggestions and warnings
 - Vote for Officers of the Board:
 - Steve: President
 - Will: Vice President
 - Bob: Treasurer
 - ????: Secretary
 - Website content manager? Who can take over for Jodie?
 - Who can help with transition to State HOA rules by January 1, 2026?
 - Annual meeting summary letter.
 - Next Board meeting: January 22nd, 6PM
- Other items

Adjournment

SGK