
SVECC Board Meeting

Thursday, 5.21.2025

Attendees

Steve Kunkel, *President*
William Romig, Jr, *Vice President*
Jodie Ausmus, *Secretary*
Peter Hollosi, *Member at Large*
Jon Schleiger, *Member at Large*
Bob Hugo, *Treasurer*
Brian Reichert

Meeting Minutes

Agenda:

See Attached.

Called to Order:

- By Steve at 6:12pm.
- Introduction of Attendees: Board Members in attendance listed above.

Review Prior Meeting Minutes and Approval

- Meeting Minutes from 4.22.25 reviewed.
- Motion to Approve by Will, Seconded by Will. Passed by all Board Members.

Old Business

- **Steve:**
 - a. The Annual Letter to the Membership was cc'd to the Board for Review.
 - i. The Sale of SVE Property will be added to the Annual Meeting Agenda.
 - b. Discussion about SVE Inc. property for sale.
 - i. Steve reviewed the discussion with the Title company.
 - ii. They are of the opinion that SVECC will need to manage any road construction, but not necessarily pay for it.
 - iii. Our stance is that we do not want to manage or pay for the roads to the south of Pacific Lane.

SGK 6/16/25

- iv. We want to have property to the south of Pacific lane for the community clubs use.
- c. Jon reviewed his discussion with Marcia during which he mentioned the re-submission of the Articles of Incorporation.
- d. Steve indicated that the State of Washington is changing the RCW re: HOAs to rewrite these for consistency.
- e. Steve relayed the desire of the sellers to remain in the neighborhood with a family home and that they have turned away buyers looking to build an RV park.
- **Jodie:**

Status Referral book: Discussed creating a website form for submitting referrals to a book of referrals for community service providers. This would help members find reliable service providers. No action taken to date.

Emails for Board Members: svecc.NAME@gmail.com: Steve, Jo, Will, and Pete complete. Need Bob & Jon.

New Business

- Bob/ Treasurer's report:
 - Bills are current.
 - Received a summary report from Becky.
 - Dues should be arriving shortly.
 - Jo will provide the 2nd mailbox key to Bob.
- Jodie/ Secretary:
 - Produce a copy of 2024 Annual Meeting Minutes
 - Print and Bring to the Meeting
- Steve/ President

Payments to attorneys for Amendments. Steve reported that we are paid current with the Attorneys.

Letter to the Members. Becky mailed this with the invoices.

Slate of candidates for election at the annual meeting

Annual Meeting Assignments:

- Bob: Produce and talk about the handout for 2025/26 budget
- Pete: Talk about handout for Tsunami Prep
- Will: Talk about gate operation and access protocols
- Steve: Talk about the Ballot for voting on the proposed amendments

Identify and approve who on the Board can write checks on Twin Star Bank account and who has debit cards and note in the minutes of the meeting.

Bob Hugo is the Treasurer, and he is an authorized signer.

Steve Kunkel is the President, and he is an authorized signer.

Jack W needs to be present to remove himself from the Account.

Jon S will remain on the Bridge Account.

SGK 6/16/25

Potluck preparations after the Annual Meeting.

Water - Bob

Plates/Utensils - Jon

Next Board meeting: June 19th

Other items

- Encourage owners to get RFID cards (bring supply to the Annual Meeting).
- All Gate repairs are complete.

Notes

- **Adjourned at 6:57 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 6/16/25*

Steve Kunkel, *President*