



## Shorewood on the Sound Community Club

### General Membership Meeting

Thursday, October 18, 2012

Barrett and Patty Knudsen's house – 12155 Marine View Dr SW

**Call to Order:** The meeting was called to order at 7:08pm.

**Board Members Present:** President Barrett Knudsen, Vice President Tim Wilhelmi, Secretary Kevin DeLashmutt, Directors: Joe Cail, Bob Edgar, Ray Hetrick, Patty Knudsen, Jean Spohn, Beth Kleparek.

A quorum of Directors was present at the Membership meeting.

**Board Members Absent:** Treasurer Sarah Whitmyre, Chestine Edgar, and Patricia Haugen

**Community Guests:** None.

**President's Report:** None.

**Reading of the minutes:** Everyone had a chance to read a draft of last month's minutes prior to the start of the meeting so no reading aloud occurred. No additions or changes. Unanimous approval accepting the September minutes as written.

**Addition to the Agenda:** Annual meeting preparations. Election of Officers and who is continuing on the Board. Bob's City update.

**Secretary Report:** Received engagement letter from attorney Mike Monroe describing our relationship and his fee schedule. Mike comped our first meeting and will charge \$300/hour to consult. Evanna Charlot is his assistant. Paralegals are \$125/hour. Nothing else new.

**Treasurer Report:** Barrett gives balances and we review familiar balance sheets. We are solvent. Ray moves we accept. Kevin seconds. Passes.

**Reports of Community Events:** None.

#### Reports of Standing Committees:

**Ecology and Path Maintenance Committee:** Jean is still leading monthly cleanup parties in the greenbelt and Shorewood Park. Says they are well attended and she feels like they are making progress against non-native species.

**Beach Committee:** Tim says he has nothing new to report.

**Welcoming Committee:** Patty has welcomed several folks and is tracking down others.

**Communication Committee:** Newsletter is finished and at the printers. Bob will bring to Barrett once printed and folded. We plan on sending a letter out inviting residents to the annual meeting. Barrett will handle writing the letter and sending it out. Another newsletter will follow to report on the results of the annual meeting. Kevin suggests we send out dues invoices with the

newsletter so we can get a jump start on our 2013-2014 neighborhood directory. No decision made.

#### **Previous Action Items:**

Tax exempt 501C3 status - Barrett/Sarah – Sarah off the hook. Joe, Kevin, and Barrett to investigate whether or not 501C3 status is desirable for our club or not. Discussion leads to suggestion we hire a tax attorney to discuss options with us. Ray makes a motion spend up to \$500 to meet with a professional to discuss options. Patty seconds. Passes. 501C3 issue is ongoing and carries.

Moving Bank Accounts – Board – No action, carried.

BECU and Watermark bank account costs - Tim/Barrett – no progress, carried.

Three Tree Point Fireworks Fund – Board voted to donate \$500 at last meeting but we lacked a quorum. Kevin moves we donate \$500 to the Three Tree Point Firework Fund for next Independence Day. Tim Seconds. Passes.

Proposal for south beach access - Group makeup TBD – no action, carried.

Beach security reports from police – Beth has asked for 2 years of complete crime reports for our area but has not yet received them. Carried.

Attorney recommendation for covenant updates - Covenant Committee – Joe and Kevin met with Attorney Mike Monroe with questions about updating and unifying our community's many different CC&Rs. Mike suggests we start by establishing a homeowners association with the teeth to enforce covenants. We make it clear that is not our goal. We only want to make the covenants enforceable, not become CC&R police. Mike confirms that over time all of our different covenants can be unified and that they are enforceable now and as modified later on. A simple majority of homeowners at one vote per household is all that is necessary to modify existing covenants, but modifications can only happen on the date specified in the existing covenants. We discussed the best method of voting and it looks like using a petition with address, homeowner name, vote preference, and signature and date line is all that is necessary. Petition can then be recorded if need be. Mike also reviews our unified CC&R draft and makes suggestions, many of which we incorporate in the version presented to the Board.

Review of updated neighborhood covenants – The Covenant Committee presents a draft of the SOTS Unified Condition, Covenants, and Restriction to the board. Kevin, Ray, and Joe go over what we have accomplished since the last meeting and we discuss the changes we have incorporated since meeting with real estate attorney Mike Monroe. Many questions. Bob points out typos for us to correct, which we do. We discuss restrictions about junk cars, and house roofs. The roofs we don't know what do to about, but we work for some time on the junk car issue. It is decided we should try to include a restriction addressing non-operational vehicles and leave the specific wording up to the committee. Ongoing issues carries.

#### **New Action items/Additions to Agenda:**

Annual Meeting prep. – Joe reports the school is reserved but there is a conflict with two other groups meeting at the school that night (November 15). Not a problem with the meeting space but parking will be a problem unless we change nights or delay the meeting start. We discuss and decide it best to start our meeting at 7:30pm instead of at 7:00pm as originally planned. Riot averted, we move on.

Election of Officers and Board Members. – Barrett says he is willing to continue on as President. Tim agrees to carry on as Vice-President as long as he never has to become President. Kevin is stepping down as Secretary but agrees to fill in until another is found to take notes. Treasurer is a Board appointed position, but Sarah's work and travel schedule keeps her away from meetings so she is stepping down as Treasurer. No one has volunteered to fill these two officer positions. Patricia Haugen, Jean Spohn, Gary Gibson, and Sarah Whitmyre are not continuing their positions, leaving a total of 4 Board positions open.

City Report – Bob reminds us the Annexation vote is 3 weeks away. Only the eligible annexation area gets to vote. Under Washington state law, only registered voters from the area to be annexed are allowed to vote on whether or not they want to be annexed. The current city budget was short of funds so the City Council voted to take \$1,000,000 from the city’s contingency fund in order to balance the budget for the next 2 years.

**Program of the Day:** None.

**Adjournment:** Kevin moves we adjourn. Joe seconds. All agree. Meeting adjourned at 9:05pm

**Next Meeting: Annual Meeting, 7:30pm, November 15 at the Shorewood Elementary School Cafeteria.**

Secretary: 

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Kevin DeLashmutt

**Ongoing Action Items noted:**

Ongoing update of our Tax exempt 501C3 status - Barrett/Joe/Kevin

Moving Bank Accounts - Board

BECU and Watermark bank account costs - Tim/Barrett

Proposal for south beach access - Group makeup TBD

Beach security reports from police - Beth

Ongoing review of updated neighborhood covenants – Covenant Committee