

**Resolution by the Board of Directors
Sun Vista/Sunlight Beach Homeowners Association
January 14, 2021**

Resolution 21-01-14-001

Whereas:

It is the responsibility of Sun Vista/Sunlight Beach Homeowners' Association (hereinafter referred to as the Association) to ensure the financial viability of the Association in order to ensure continuous supply of drinking water to properties served by the Association;

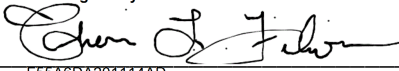
And that during times of unusual and unprecedented difficulty, our obligation to the Association includes an obligation to the Members, and especially to those experiencing hardship due to the impact of the novel corona virus and related COVID-19 illness;


And on a temporary and limited basis, the Association, to the extent financially reasonable and prudent, had offered to those Members claiming financial hardship due to the viral pandemic and to be in need of relief a waiver from their base charge and consumption fee on a quarter by quarter basis, and that the Association will not seek to disconnect water service on properties where financial hardship, due to the viral pandemic, has been communicated to the Board;

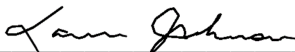
Now be it **Resolved:** That the Board rescinds this resolution, as of December 31, 2021, that had allowed the Association Treasurer to waive base charge and consumption fee, and to refrain from initiating water service disconnect, for any Member claiming hardship due to the current viral pandemic, beginning with Quarter 1 of 2020.


Date: January 14, 2021


Signatures :


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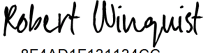
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**Resolution by the Board of Directors
Sun Vista/Sunlight Beach Homeowners Association
June 6, 2020**

Resolution 20-06-06-001

Whereas:


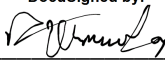
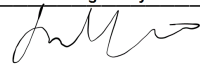
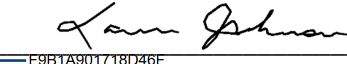
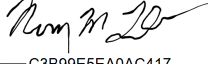
It is the responsibility of Sun Vista/Sunlight Beach Homeowners' Association (hereinafter referred to as the Association) to annually prepare and present Financial Reports, which have been either audited or at the vote of the Membership, reviewed by independent Members of the Association;

And that the Board of Directors has had 2019 Financial Statements prepared and has had them reviewed by independent Members of the Association;

And that the independent Members of the Association have approved of the 2019 Financial Statement after having engaged in a review of the underlying documents supporting them;

Now be it **Resolved:** That the Board present to the Association, for a vote via Mail-in Ballot, a Resolution to approve the 2019 Financial Statements presented during the Board of Directors' meeting held on June 6, 2020.

Date: June 6, 2020

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	<p>DocuSigned by: Nathan Ware 786D7ABC9F0F4E6...</p>	

SVSLB HOA BOARD MEETING
4/6/20 VIA ZOOM at 12:00 pm

PRESENT:

- Tom Kraft
- Karen Johnson
- Tim Hillman
- John Lovie (present until 12:19 pm. Proxy given to Karen Johnson)
- Bob Winquist
- Richard Townsley (by Proxy given to Tom Kraft)
- Norman Ledbetter (by Proxy given to Tom Kraft)
- Nathan Ware (by Proxy given to Tom Kraft)


A. The board took up the issue of late payment of water bills in the time of the corona virus.

After discussion, it was determined that, due to the corona virus pandemic the board will make the following resolution:

1. That the Association Treasurer will be authorized to waive base charge and consumption fee for any member claiming hardship due to the current viral pandemic, beginning with Quarter 1 of 2020, and until the Board rescinds this temporary relief measure;
2. Further, there will be no water disconnections during this period, unless related to leaks that remain unattended to;
3. Billing will be mailed as usual and contain a note encouraging Members experiencing financial hardship due to the corona virus pandemic to contact the Association.

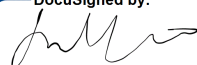
Tom will draft a resolution to be voted on electronically and filled in our Drop Box.

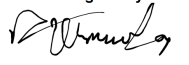
B. The board voted to delay the annual meeting due to the corona virus lockdown, the age of our members, and the possibility that it will still not be safe to congregate in large numbers by June. The Board agreed on an alternative tentative date of August 22, 2020 at 10:00 am. Cheri will contact the Senior Center to cancel and reschedule the meeting.

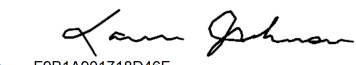
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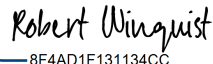
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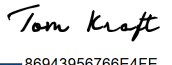
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**Resolution by the Board of Directors
Sun Vista/Sunlight Beach Homeowners Association
June 6, 2020**

Resolution 20-06-06-003

Whereas:



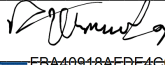
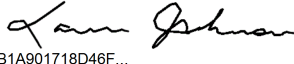
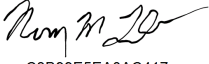
It is the responsibility of Sun Vista/Sunlight Beach Homeowners' Association (hereinafter referred to as the Association) to annually review revenues and expenses, upcoming maintenance and capital needs, and to develop and present a 6 Year Budget;

And that the Board of Directors has had prepared and has reviewed the 2020 Six Year Budget;

Now be it **Resolved:** That the Board present to the Association, for a vote via Mail-in Ballot, a Resolution to approve the 2020 Six Year Budget presented and finalized during the Board of Directors' meeting held on June 6, 2020.

Date: **June 6, 2020**

Signatures:

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**Resolution by the Board of Directors
Sun Vista/Sunlight Beach Homeowners Association
June 6, 2020**

Resolution 20-06-06-002

Whereas:

It is the responsibility of Sun Vista/Sunlight Beach Homeowners' Association (hereinafter referred to as the Association) to annually prepare and present Financial Reports, which have been either audited or at the vote of the Membership, reviewed by a committee of Members of the Association who are not Directors;


And that the Board of Directors has had the 2019 Financial Statements of the Association prepared and reviewed by a committee of Members of the Association who are not Directors;

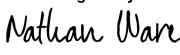
And that this Committee having reviewed the underlying documents supporting said 2019 Financial Statements and has, without exception, found them to properly state the financial condition of the Association;

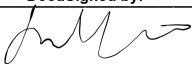
Now be it **Resolved:** That the Board present to the Association, for a vote via Mail-in Ballot, a Resolution to approve foregoing a third-party audit of the Financial Statements.

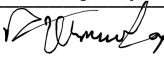
Date: June 6, 2020


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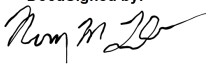
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SV/SLB HOA

Zoom board meeting 6/6/20

Present:

Tom Kraft, Cheri Filion, Bob Winqvist, Richard Townsley, Karen Johnson, Norm Ledbetter, John Lovie, Tim Hillman

Tom Kraft called the meeting to order at 10:00 am.

A. Budget - Norm Ledbetter discussed the Six Year Budget.

We have all contingencies covered and we are slightly in the black.

Line 17 shows + \$17,000. This will be a positive number into the future except outgo for the filtration system.

Line 18 shows depreciation that we must set aside for upgrades. There are many unknowns in the category of future needed upgrades.

Line 19 was discussed. If we have a \$19,000 set aside we are OK.

Line 28 is a merge of lines 30 and 31. Line 3, the filtration assessment account, will go away once project draws to a final close.

In sum, there remains an issue of a future sinking fund. Total cash is in good shape.

B. Treasurer- Karen Johnson presented.

Financial statements compare 2018 -2019 to present to members. \$77,334 for the filtration system is temporarily restricted. A vote of the membership will be required to reallocate this money.

There is a discrepancy between reserve balance sheet of 12/31/19 showing \$77,527 and budget of \$75,527 that must be reconciled.

Statement of Activities:

Income is split between 3 funds. Unrestricted is for day to day. Restricted is for filtration and purchases, replacement is for emergencies.

There is no reconciliation of all reserve accounts. Norm added that all statements have been audited. The statement of cash shows incoming and outgoing cash.

There followed a discussion of 12/31/19 footnotes.

There were no new connections in 2019 and we expect one in 2020.

Accounts receivable:

We have had no collection problems so far. Reminders will go out for April if not yet paid. There followed a discussion that receivables have never been better.

Regarding the timing of the mailing, the website is currently down and will not be restored. The new website will take weeks to get up and running. Discussion followed. In sum, we will try to get website running prior to the mailing.

Repairs:

There are currently scheduled repairs of over \$10,000. Last year there were only \$3000 in scheduled repairs. Karen will send out the repair schedule.

C. Ballots:

Ballots are to be mailed after June 22. The return date will be August 22. This information will be on the website.

D. Consumer confidence report: It was noted that some figures are not entirely supported by the data, such as water loss. There are 168 connections of which 2 are non-paying. The board approves the Consumer Confidence Report that King water is to submit to the state.


D. Resolutions:

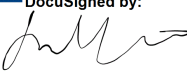
Discussion followed of resolutions to be presented to the membership.


E. Other ideas:


1. We need a formal inventory of the equipment.
2. Tim and John will visit the storage unit to look for documents. They will also dump old equipment when there.
3. It was reported that Tim hand painted our fire hydrants. Red = good to drain lines but not for fire suppression. Yellow = OK for fire but will still need tanks. Yellow with a red cap means + flow but not pressure.

The meeting ended at 11:18 am.

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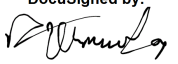
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