

From: [Ken Kladnik](#)
To: [Chace Pedersen](#)
Subject: SECC Board Letter
Date: Wednesday, November 29, 2023 8:22:22 AM
Attachments: [Board Letter to Chace.docx](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Chace,

Could you add the attached to the concerns regarding CU-23-00002 The Outpost.

As the Secretary of the Sunshine Estates Community Club, I was charged with writing this letter which specifically addresses ownership and use of the roads within our community.

Thank you ,

Ken Kladnik
111 Cricket Lane

November 29, 2023

RE: CU-23-00002 The Outpost

Dear Chace,

I am the Secretary and this letter is written on behalf of all of the Sunshine Estates Community Club (SECC) Board of Directors. Our By-laws charge us with managing the affairs of the Corporation. As you will be receiving individual letters from property owners, as a Board, we wanted to share specific details about ownership of our roads and the conditional use application of The Outpost.

Our Articles of Incorporation (Article III) specifically states the Sunshine Estates Community Club is a corporation and its purpose is to own, construct, operate and maintain all streets within their boundaries. Furthermore, our By-Laws (Section I, Article I) clearly state the roads (Sandelin, Wadsworth, Crawford and Cricket) are privately owned by SECC and intended for the private use and enjoyments of SECC property owners. There are signs located on the four-access points to SECC which state that the roads are private and for SECC owners and guests.

It should be noted that our roads are 30' one lane chipped sealed and not pavement. There are two primary road concerns. First, the proposed entrance to The Outpost is directly across the street from Wadsworth Loop and undoubtedly ATV's, motorcycles and snowmobiles will find this very enticing to explore, regardless if the roads are private and posted. Additionally, it will likely be discovered that persons, to avoid driving on the highway, could ride their off-road vehicles around Wadsworth to access Lake Cabin Road and onto the beach. As property owners who pay dues for road maintenance, additional use would require more funds to be allocated to fix potholes and keep the roads in shape. It should be noted that degrading roads and cost is an issue, but additional traffic, safety, noise and general disruption on these roads is also a significant concern for the board (all of whom are property owners).

The second road concern is the use of Sandelin Lane. The development plans for The Outpost does not have lake access and this road borders the proposed campground. Even with a gate and signs, it would be highly likely that people would walk or ride bikes down Sandelin Lane to explore and to get to the lake. Also, there is a reference on the site plan stating emergency access to Sandelin Lane. How would this operate? Would there be a gate? Who would be able to open the gate and for what reasons?

I hope that you realize the legality and significance of the private ownership of our roads. We as a Board, strongly believe that there is high likelihood with the possibility of so many additional recreational people so close to our members properties that there will undoubtedly numerous issues.

We strongly oppose this development!

Respectfully,

Officers

Doug Weis-President
Pat Staup-Vice President
Ken Kladnik-Secretary
Kassandra Hillard-Treasure

Board Members

Bev Bishop
Carrie McClinton
Brett Mills
Sara Warner
Craig Schermerhorn