

SunLand Owners Association
Annual Meeting of The Membership
September 11, 2013

The meeting was called to order at 5:00 p.m. by Monica Ostrom, President. She welcomed those present and stated the purpose of the meeting.

Secretary Bob Willis verified that a quorum of the membership was either present or represented by proxy. He then read the minutes of the 2012 annual meeting. A motion to approve the minutes was seconded and unanimously approved.

Mrs. Ostrom thanked all of the Board members for stepping up to the plate during the past year and for their loyalty to SunLand. She stated that the one major issue, a fire in the R.V. Storage area, was being resolved by the owners' insurance companies. 52 homes were sold in SunLand this year, four more were in escrow and four new homes were built.

Mrs. Ostrom introduced Office Administrator Celeste Lilley and the 2012-2013 Board of Directors: Bob Willis, Eleanor Guion, Jeff Edwards, Jim Wells, Ron Bell, Jim Hammond, and Kendall Casey and Myrna Runkel who were not present. She thanked Celeste for providing to the Board direction, for truly being SunLand's historian. She thanked Pepper Putnam and Peter Bulkeley for helping Eleanor Guion on the Nominating Committee.

Mrs. Ostrom presented the Jess Taylor Award for Outstanding Service to the Community to Larry Burback. Larry cleared out brambles and planted flower bulbs and seeds in the circle on Hurricane Ridge (Lot 207) all on his own accord. The area is greatly improved.

Treasurer Bob Willis reported that the 2012 financial statements had been completed. There were two recommendations by the accountant. 1.) A Board member should review a checklist of all taxes to be paid and when they are due. Celeste had already provided a list to Mr. Willis. 2.) A journal entry should be made at year end, and reversed at the beginning of the following year to account for prepaid dues. This practice will be followed.

Of SLOA's income, 87% comes from annual dues. The main expense categories are Office Services, Greenbelts, R.V. Storage, Security, and the Swimming Pool. About \$20,000 had been spent from the reserve account in 2013. SLOA had received 100.5% of projected revenue, and spent 59% of projected expenses as of the end of August. There was \$124,568 in the reserve account.

He gave a brief summary of how the budget is prepared, with input from Board members, Celeste and financial history. There was some discussion about the term "Reserve Fund." The \$124,000 will hereinafter be called the "Contingency Fund," as monies can be reallocated as necessary. The Preserving SunLand Values account (about \$11,000) is committed to use for legal matters and is truly a reserve account.

Mrs. Ostrom introduced the candidates for Board of Directors: Mark Ostroot, Randy Skoglund and Bob Willis, who is the incumbent Treasurer. There were no nominations from the floor and the remaining ballots were collected.

Committee Reports:

Landscaping – Eleanor Guion stated that some of the most difficult properties were the few that were in foreclosure. She is happy to do some of the work, but would appreciate any volunteers to help with maintenance. It was noted that when a bank owns a property it becomes a member of the association, but it is difficult to find anyone to talk to with regard to maintenance.

Roads & Security – Jeff Edwards had spearheaded a project to replace all of the street lights with LED cobra head lights. He asked that anyone with comments on the lighting contact him.

The County will be paving in SunLand in three to five years, at which time the crosswalks will be re-stripped.

Another project on Mr. Edwards' list is to get a six foot wide paved pathway installed along Taylor Boulevard. He will be attending the County's six-year transportation improvement planning meeting on October 3rd, and hopes to get the project on their list. Pedestrian safety is of utmost importance. Should SLOA need to help fund the project it would be put to the members for a vote.

As incoming SLOA president, he will be meeting with the presidents of the divisions bordering the north slope to resolve issues regarding the trees.

Architectural – Jim Wells along with committee members Nancy Harlan and Loretta King had approved three new homes and a fourth was upcoming. A few foreclosed homes were being purchased and remodeled. Some applications for cutting trees were approved while others were not.

Recreation – Ron Bell stated that he had lived in SunLand since 1985, and his appointment to the Board last February was his first involvement with SLOA management. He pointed out that he was a retired attorney, but that he was not SLOA's attorney. He saw the pool and tennis courts through a successful summer, and, having received interest from the membership, had a pickleball net installed that can be moved when the practice board is in use.

Pool attendants issued 226 pool passes and logged 3,507 visits through August. A new pool cover and mesh tables were paid for from the contingency fund. The spa is not currently operational and the new Board will have this issue to deal with. There were comments from the floor regarding the possibility of acquiring an above ground spa, the high cost of operating the pool, whether SLOA should consider charging for pool use as it does for R.V. Storage, and the lack of access for the handicapped.

R.V. Storage – Jim Hammond stated that of the 184 spaces, 39 small spaces were available for rent. A resident watchman, Dick Boyd, was now on site. An electronic surveillance system had been installed, and the wash pad and dump station were repaired.

Greenbelts – Mrs. Ostrom read from a report by Kendall Casey. 40 Vacant lots were on the list for SLOA contractors to maintain. It was necessary to fire one of the landscape contractors. The other will assume the balance of the lots, which should be brought up to snuff shortly. If there are issues with trees in the greenbelts, Mr. Casey should be contacted.

Election Results – Mr. Willis announced that the membership had voted for a financial review over a full audit, voted against any additional garage sales or extending the privilege to renters, and that he, Randy Skoglund and Mark Ostroot had been elected to the Board.

Mrs. Ostrom, having completed a full three year term, bade farewell as outgoing President. Mr. Edwards presented to her a bouquet of flowers and a gift certificate from the Board.

The annual meeting of the membership was adjourned at 6:45 p.m.