

**SunLand Owners Association  
Board of Directors Meeting  
December 16, 2014**

I. THE MEETING

The Board of Directors meeting was called to order by Bob Willis at 10:00 am in the Gathering Place.

In attendance were:     Jim Wells  
                                  Jennifer Sweeney  
                                  Fred Smith  
                                  Randy Skoglund  
                                  Jim Hammond  
                                  Bobbie Piety  
                                  Ken Larson  
                                  Steve Loska  
                                  Bob Willis

Guests:                     Bill Engle  
                                  Barbara Brooner  
                                  David Jelin  
                                  Joel Ogden

II. 15 MINUTE PUBLIC COMMENT PERIOD

Bill Engle – Current President of SunLand Golf and Country Club spoke about Lot 207. He would like the board to reach resolve. His Board needs to do something soon about the sale of the land and prefers that SLOA have first rights. If SLOA does not purchase, this land will got up for general sale. The golf club has no use for the lot.

Barbara Brooner – Just wanted to say thank you for putting up the board meeting reminder signs.

David Jelin – Curious when the speed signs would be up in Division 17. Wants to know what is happening with Lot sale and if there was any movement regarding an arborist examining the trees.

III. MINUTES

The minutes of the November meeting was approved.

IV. PRESIDENT'S REPORT

Bob Willis spoke of the need to decide on Lot 207. He gave a brief history of the Lot. In 1974 SunLand was platted and 4 Greenspaces were created, Lots 207, 208, 209 and 210. Lots 208 and 209 were Quit-Claimed to SLOA for \$1 in 1985. Lot 210 was quit-claimed to the SGCC for \$1 in 1985. Lot 207 was quit-claimed to SGCC in 1999 as a gift. The developers hesitated to build on Lot 207 due to the concave shape and instead converted to a retention pond to help water the golf course. In 1999 reports determined the floor of the pond would not sustain water and algae would flourish. The Developer in 1999 offered the lot to both SGCC and SLOA for \$1. The SLOA board serving at that time discussed its acquirement per the October 1999 minutes. Discussion was tabled for the next meeting due to lack of info but by next meeting the Lot was given to the SGCC. Nothing has

transpired since 1999 until April 2014, at which time SGCC President, Bill Engle offered to sell the lot to SLOA for \$25,000.

Price was discussed. Per the Clallam County Assessor's office, the market value of the land is \$27,000. So far the SGCC has spent approx. \$20,000 in maintenance since its acquisition. The SGCC has not used the lot, but the neighboring residents have. Bob phoned a local Relator for an assessment of the property who confirmed the same value as the Assessor's office due to comparable properties. Neighboring residents were asked by Monica Ostrom in regards to how they want to see the property developed. Of those neighboring the lot, the homeowners wanted to leave the lot as is and urged SLOA to purchase rather than a different developer buying. Turning this area into a small park-like setting with a bench for resting would also be welcomed.

Regardless of what develops from that Lot after purchase, does this Lot benefit the good of SunLand? Ken Larson mentioned that at his previous HOA, they converted greenspaces to parks by adding gazebos, etc. This turned the unused spaces into spaces that the homeowners wanted to visit and use. Bobbie Piety commented that there is no sense in incurring liability for this lot if we don't discuss development. Jim Hammond commented that the other greenspaces are currently not being used. Lots 208 and 209 are virtually inaccessible and Lot 207 is really the only usable and largest lot. Future Boards could discuss development and possibly envision a new vision for these lots.

Bob Willis repeated that it was our duty to make sure that the current voting Board members that have a dual relationship with SLOA and SGCC do everything we can to remove conflict of interest. "Dual members" were asked to recuse themselves from voting on the lot's purchase if they are unable to make a fair and considerate decision. All dual members responded that they would not be biased in their decision.

Randy Skoglund motioned that SLOA enter into negotiations to purchase lot 207 from SGCC. Motion seconded by Bobbie Piety. Eight Board members voted in favor and one abstained. All members additionally voted to start negotiations at \$15,000 not to exceed \$25,000. Patrick Irwin notified to write up Real Estate Contract should a price be negotiated upon. As the SGCC fiscal year does not end until March 2015, there would be no rush to purchase this year.

The President's report also included current activities in regards to the SunLand Water District. The SWD is currently looking at hiring another to help with the four hours of work per day Celeste is tasked to do. The SWD asked to rent additional space upstairs in the Gathering Place. Currently the only space possible is the copier room which is being used as storage. If we need to move storage items into an actual facility, then the SWD would be responsible to pay for storage space cost. Currently they are paying \$175/mo for the space already rented.

The guests were excused to hold an executive board meeting. Bob Willis excused himself due to illness and Jim Hammond directed the duration of the meeting. Guests were welcomed back in.

VOTE: Give Celeste two weeks Christmas Bonus. All In Favor, none opposed.

V. TREASURER'S REPORT

None.

VI. OFFICE MANAGER'S REPORT

There was no report. Celeste was not present for the meeting.

VII. COMMITTEE REPORTS

Architectural: Fred Smith contacted an arborist which will run \$75/hr and total cost will be about \$1000 to review all the trees in the greenbelts. The arborist taps the trees to determine its health. The biggest expense would come from his conclusions. Many firs already have split tops. Once a liability is identified, the arborist would let us know of its imminent danger.

Motion: Fred Smith - Hire an arborist to examine health of all trees in greenbelts. Seconded by Ken Larson. All board members in favor and no opposed. There is enough money in the greenspace budget.

Homeowner at 209 Taylor Ct. requested to redo her front yard and wants to cut overhanging limbs that her neighbors don't want to trim. Ken Skoglund stated that current rules allow for a neighbor to remove overhang. Fred will talk with the owner.

RV: None.

Recreation: Jim Wells reported they are working on remodeling the pool area to ADA standards. He is getting plans out to be bid by three or four contractors. Pump house will be better insulated since it did leak after last cold spell. Will also be looking at turning the Park next to the pool into parking lot during the pool months.

Motion: Jim Wells - Completion of handicap ramp with a max amount of \$2900. Seconded by Fred Smith. All approved and none opposed.

Motion: Jim Wells – Complete exploratory drilling on deck to see if a permanent solution can be found to fix the deck rather than fix yearly. Seconded by Ken Larson. All approved and none opposed.

Security and Roads: Randy Skoglund reported the placement of lights not yet finalized. Since the last meeting, requests for Taylor Blvd Path was not on the list of County projects to be completed. Randy confirmed with Rich James, that this project was on the 6 year wish list of projects. Covered parking would be discussed later with proposed changes to the CCRs. Randy has updated the rules regarding security lights.

Motion: Randy Skoglund – Approve revision to security lights rule. All approved, none opposed.

Landscaping: Ken Larson received a letter regarding 133 Sunrise View. There have been scraggly trees and no response by the owner. 201 Sunset - looks like it's a foreclosure and the grounds look iffy. Trees and Sap are hitting parked cars. Bank is not responding not the kids of previous owner. 288 Taylor Blvd. – leaves becoming slippery on neighbor's driveway. Leaves were cleaned up and thrown into a drainage ditch. 181 Sunland – owner wants to cut down a tiny tree that is below 20ft.

120 Sunland – Yard has no landscaping. Lot west of 169 Horizon View Dr – Dead brush needs to be cleared.

Greenbelts/Parks/Property Management: Bobbie Piety wants to discuss if we can just send letters to lot owners that have been complained about or do we send letters to all lot owners that are overgrown but nothing has been said. She received a complaint about the lot owned by Gerald Anderson. Jim Wells commented, do we apply same standards to greenspaces as we do to empty lots? Some greenspaces are jungles. There is big money involved if we are expected to have these green spaces maintained to lot standards. IE. Lot 210 in Division 8, Lots 5, Lot on Prater place is totally overgrown. Possible \$25-\$30,000 to clean up.

Motion: Bobbie Piety – Send out a certified letter to Gerald Anderson and start process of identifying private lots in need of maintenance. Fred Smith seconded. All in favor, none opposed.

Communications/Grievance: None

Nomination Committee: None

Scholarship: None

Publications: Articles for the February Bulletin will be due January 15<sup>th</sup>.

VIII. OLD BUSINESS

Amateur Radio Antennas – Dead during this congressional session.

IX. NEW BUSINESS

Installing Speed Monitors. Randy Skoglund asked Tim Mannor to maintain batteries and light and to move them from place to place over time. We would include these functions to his contract which is coming up for renewal. The lifecycle on the batteries are about one week. Jim Wells recommended we ask volunteers.

Consider adding better and new fixtures to the parking area.

X. 15 MINUTE VISITOR COMMENT PERIOD

There were no guests present.

XI. ADJOURNMENT

The meeting was adjourned at 12:25 pm