

**SunLand Owners Association
Board of Directors Meeting
November 25, 2014**

I. THE MEETING

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

In attendance were: Jim Wells
Jennifer Sweeney
Fred Smith
Randy Skoglund
Jim Hammond
Bobby Piety
Ken Larson

Excused: Bob Willis
Steve Loska

Guests: Susan Hamman, Division 17
Lloyd Taylor
Bill Morlan, Division 7
Phil Merlin, Division 16
Rick Archbold
David Jelin, Division 17

II. 15 MINUTE PUBLIC COMMENT PERIOD

III. MINUTES

The minutes of the October meeting were approved.

IV. PRESIDENT'S REPORT

There was no President's report.

V. TREASURER'S REPORT

Mrs. Sweeney reported that she was working on condensing the budget into one excel document to make it more user friendly. The CD matured and was renewed for an additional two years at a rate of .75% APY.

VI. OFFICE MANAGER'S REPORT

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

VII. COMMITTEE REPORTS

Architectural: Mr. Smith reported the removal of White Fir trees. They pose a danger to homes. Currently there are no Conifers removed. Suggested possible 2-3 year moratorium (currently restricting removal) on White Firs approaching life cycle end. If in rules and regs, only need majority from Board. Mr. Larson suggesting hiring an arborist to survey all of SunLand, but the Board needs to determine what areas we start surveying in. Mr. Skoglund recommended that the arborist give feedback to homeowners to remove potentially dangerous trees at the homeowner's cost. If

homeowner disagrees they can hire their own arborist. Mr. Smith will contact a few arborists to get qualifications and bids. Guest suggested a letter goes out to all homeowners to discuss liability. Mr. Skoglund agreed the letter to be a good idea and also it will engage homeowners to discuss.

Mr. Smith made a motion that a certified arborist be contacted to get a bid on surveying the trees. This arborist is to be contacted by the architectural committee and to be done by next Board Meeting.

RV: Mr. Hammond reported that the gate was elongated to 63 feet. The RV lot has been cleaned from debris and weeds.

Recreation: No report. There was a possible suggestion of putting a street light by the tennis court near the Sani can as there have been reports of “night-time activity.”

Security and Roads: Mr. Skoglund reported that the County was notified of missing and down signs. There was a downed stop sign on Fairway and Foursome. The County was out within a week and corrected the issues. The Sheriff’s office was contacted about break-ins and the officer recommended the typical precautions like ensuring cars are locked. There has been notice of extra patrol. It was asked that SunLand receive extra patrols since we represent a sizable population. Mr. Skoglund recommends a speed monitor to help with speeding and it was recommended that people who do not comply with the security light rules, have their fines increased. Currently we need to address that there is no remedy if the light fixture is broken.

There have been complaints about cars in driveways with car covers which is considered unsightly by some. Mr. Skoglund will write up a recommendation about parking in SunLand. Items that may be addressed in the recommendation are vehicle storage, overnight parking limitation to covered/uncovered cars and number of covered vehicles allowed.

Landscaping: Mr. Larson reported that he received a few phone calls in regards to draining ditch blockage at rental homes. There were a few topped trees after the recent storm. Also reports that there are no rules in the bylaws for dumping yard waste in the greenbelts. The rules may be encumbered by the lots and architecture committees. Yard dumping has caused plants like ivy to take over the greenbelts especially near SunLand Dr. and Leslie Ln.

Greenbelts/Parks/Property Management: Mrs. Piety reported that she will be inspecting the greenbelts and they anticipate cleaning the ivy growth will be about \$900.

Communications/Grievance: One grievance was received over security lighting. The homeowners received a fine in regards to their security light not working/burned bulb. They responded that since they have motion detector light over the garage that it should be sufficient and they should not have to fix the security light. The grievance was denied.

Nomination Committee: No Report

Scholarship: No Report

Publications: Articles for the February Bulletin will be due January 15th.

VIII. OLD BUSINESS

Legal advice on Conflict of Interest Issue: Received letter from Patrick Irwin. Letter included with minutes. There would only be a conflict of interest if Board members were equity members of the Club and therefore financial beneficiaries of its transactions.

Lot 207: Need to determine if the purchase of the lot is a benefit to SunLand. The surrounding Homeowners were “promised” that the area would remain as it is currently. The current status of the land is a retention pond with pump. The lot would need to be rezoned to put up a park. County would also need to change it to Residential to divide into lots. How do we give value to the lot? Is there value if left as a green space that only benefits surrounding homeowners or is there value in turning into a gathering type place. The members overwhelmingly voted to purchase the lot. Why do they want it? Bill Engle, Board President, said that it cost the Club \$1,310/year for maintenance. Is this just another mowing job? Monica has a report on the lot and the Board needs to get a copy and read before voting on the lot’s purchase. The RCW states that officers cannot profit from their position on the Board. Some officers are also members of the Golf Club.

Amateur Radio: Committees cannot prohibit antennas. Currently members need to petition to have one placed. There are three types of antenna towers and they must have approval by the architecture committee to be placed. Guest commented that the current height of the towers are determined by HAM operators. Comments that how can we determine what is unsightly... antennas or covered cars. We may not need to change the rules if Congress does not pass any laws. Since inception, only three requests for towers have been made of which the last was 10 years ago.

IX. NEW BUSINESS

Garage sale time variance – Member asked that his garage sale have an exception to time frame as we are entering bad weather. Currently garage sales must occur within six months of home purchase or moving date. Exception has been approved.

Fraud Seminars are being presented by First Federal and it may be beneficial to offer one in SunLand. Mr. Smith will schedule.

Pepper Putnam from the Water Board, is going to be hiring an office manager for four hours a day. Currently Celeste spends four hours a day on SLOA business and four hours a day on Water Board business.

X. 15 MINUTE VISITOR COMMENT PERIOD

Reserve funds were brought up and that a Lawyer, Joe McCarthy, was working on the laws in regards to HOAs on a Federal level. They are trying to make the rules uniform across the states. It was noted that the proposed laws will not affect any current HOAs, however it requires HOAs to comply with certain sections of the Act, for instance Reserve Funds. Reserve Fund studies look at particular fixtures/assets (tennis courts, entrance signs, clubhouse) over the next 30 years to determine if assessments are needed to start planning on the fixture’s replacements/repairs. Major assessments could be imposed to meet current standings. WA State requires the Board to disclose if a reserve study has been conducted at close of escrow on home purchases.

XI. ADJOURNMENT

The meeting was adjourned at 12:15 pm