

SUNLAND OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 15, 2015  
GATHERING PLACE

I. The meeting was called to order at 10:00 a.m. by Randy Skoglund, President.

In attendance were: Jennifer Sweeney  
Steve Loska  
Fred Smith  
Tom Merrill  
Frank Shimek  
Phil Merlin

Excused were: Bobbie Piety and Ken Larson.

Guests in attendance: Nancy Harlan  
Valerie Holland  
Gary Fortmann  
Greg & Helen MacDonald

II. Mr. Skoglund welcomed the guests present and asked if there were any comments from the floor.

Nancy Harlan, on behalf of Division 11, stated that there seemed to be a change in protocol when it comes to architectural changes in their division. Division 11 has always had an architectural chairman of their own, and, other than tree removal, has not had to submit an application to SLOA for approval of changes or repairs. This procedure has been in effect for 37 years. She asked the SLOA Board for clarification of the issue at hand, which is a deck rebuild on the bluff that was submitted to SLOA, and Mr. Merrill requested a copy of the building permit prior to approval.

III. The minutes of the October meeting were approved with one clarification. (#V) "The philosophy for this issue...."

IV. The minutes of the November meeting were approved with one name spelling correction. "Commisioner Jim McEntire."

V. President's Report

Mr. Skoglund stated that there had been some difficulty with the crossover in people for the architectural committee. There would need to be a newly assigned Grievance Committee to handle a grievance about fines for two items that were constructed without approval on Harleman Drive. Jennifer Sweeny, Phil Merlin and Ken Larson were appointed to handle this particular situation.

Mr. Skoglund reported that there were only four responses to his request for volunteers for a Garden Tour in SunLand. No one had offered to be the Chair of the committee. Thus, the tour will be cancelled for the spring of 2016.

A complaint about some "yard art" in the common area of Division 7 was discussed. There was no signed approval from either Division 7 or SLOA. As the "yard art" has been removed for the time being, Mr. Merrill made a motion to table the discussion until the next meeting. Mr. Merlin seconded the motion, which carried.

#### VI. Treasurer's Report:

Mrs. Sweeney reported that the pool and security budgets had been exceeded. RV expenses did not meet the budgeted amount, possibly because no additional gravel or electric work had been done this year. Mr. Smith noted that the tennis courts were due for resurfacing in 2016 and suggested that the surplus monies that were allocated in 2015 should be put in the contingency fund to be used in 2016.

#### VII. Office Manager's Report:

Celeste reported that the office computer had crashed due to a power failure. Windows had to be reinstalled, a new Microsoft Office suite had to be purchased, and after a little over a week, the backup files were restored, the printer, QuickBooks and several other programs were reinstalled. This occurred right in the middle of the annual billing.

#### VIII. Committee Reports

##### Architectural:

Mr. Merrill stated that he was in favor of allowing the replacement of architectural elements that are existing that might not be approved today. Mr. Merlin stated that the Board is obligated to uphold the CC&Rs as they are written. There was some discussion about whether there was wording added to the current CC&Rs that did not exist in previous versions. Ken Larson is studying past and present covenants.

RV Storage: No report.

##### Recreation:

Mr. Smith reported that there would be no requirement for permits to replace the pool deck unless the plumbing is changed. Then an engineer would be required. Mr. Merlin made a motion to put replacement of the pool decking out to bid. The motion was seconded by Mr. Shimek and carried.

##### Security:

Mr. Merlin is hoping to get more visible patrols by the Sheriff. A career criminal who was responsible for three burglaries in August was apprehended in Oregon.

#### Landscaping:

Mr. Shimek reported receiving no calls or reports of landscaping issues. This time of year the wind makes a mess of debris on landscapes. So, he will wait a week and take another look at a few messy areas. Mr. Smith noted that there were some dead Rhodies around Division 15. A basketball hoop issue was deemed to be a Landscaping responsibility.

#### Greenbelts, Parks and Weed Control:

Mr. Loska stated that he had received several call about small trees that came down in the wind. The Rhodies at the front entrance were moved if they could be, but some were not moveable. He plans to start looking at some vacant lots that could pose a fire hazard. Mr. Merlin suggested that if he questioned any of them, that he let the fire department do the dirty work of notifying the property owner.

#### Communications & Grievance:

A letter was received from the owner on Harleman that had been fined for constructing two items that were not approved. The Board determined that there was no motion needed as she still had not submitted an application for one of them. The committee's recommendation to fine will stand.

A deck was being replaced on Ridgetop Place without approval. The owner was told to get a building permit from the county and it would be approved. Mr. Loska, Mr. Merlin and Mr. Larson would review this grievance.

Rental Coordinator: No Report.

Nominations:: No Report.

Scholarship: No Report.

Publications: Articles for the February Newsletter are due January 15th.

Old Business: Mr. Larson will provide the "Let's Communicate" logo in a Word document for Celeste. Mr. Skoglund has an introductory letter written so send out via email.

New Business: The Board approved appointing Jennifer Carr to evaluate current SLOA administrative process and to make recommendations base on the evaluation.

IX. The Meeting adjourned at 12:00.