

**SunLand Owners Association
Board of Directors Meeting
April 17, 2012**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. John Hamer, President at 9:00 a.m. at in the Gathering Place.

In attendance were: John Hamer
 Monica Ostrom
 Eleanor Guion
 Larry Laing
 Chris Clark
 Steve Schermerhorn
 Tom Fitzgerald

Excused were: Dan Gellert
 Diane Horton

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the March meeting were approved.

IV. PRESIDENT’S REPORT

President Hamer reported that he had spoken to and sent a warning letter to the owner of a property on Madigan Road where the renter’s dog had been reported several times to be off-leash. The complaining party was asked to photograph the dog if it happened again, at which time a fine would be imposed.

He then gave the RV Storage report. Five loads of gravel were spread, and a frost free water service was installed, which replaced a failing valve. The RV lease agreement will be modified to include an instruction to leave the handle in the down (uncharged) position. Plans are being made to trim the trees overhanging the south and east fences.

V. TREASURER’S REPORT – Chris Clark distributed the 2012 budget worksheets and asked that each Board member submit a rough draft for 2013 by May 1st. He suggested an inflation rate of 2.5% and reminded everyone to remember sales tax if applicable.

As Mr. Clark was in need of departing for work, he was granted permission to discuss an agenda item for Old Business. At the March meeting he proposed that SLOA hire a part-time “Field Staff” position, and purchase a small pickup, hardware and software. He suggested an increase in dues to initiate and maintain this position for enforcement of the CC&Rs, monitoring of landscaping, actively managing rental properties, and possibly daytime security.

Considerable discussion ensued; some Board members voiced substantial opposition to the proposal and others stated that there may be some merit to the idea with modification.

President Hamer stated that it was only one Board member's idea, that all Board members should bring their ideas to the table, and if the Board could not come to a consensus, then it would not be put before the membership for a vote.

A motion was made by Steve Schermerhorn and seconded by Chris Clark to table the discussion until the May meeting.

VI. OFFICE MANAGER'S REPORT

Celeste reported that there were currently 126 renters on file with the office, and some vacant rentals. Three owners had not yet paid their dues; one in foreclosure, one vacant lot, and one home involved in a quick-sale.

She stated that repairs to the Foursome Building that needed to be addressed were the front support post, the front gate, and the sub-floor insulation and moisture barrier. Larry Laing and John Hamer agreed to tackle the outdoor projects and an insulation company will be contacted.

Celeste also noted that unexpended funds from 2011 had yet to be appropriated to reserves.

VII. COMMITTEE REPORTS

Architectural: Steve Schermerhorn reported that simplified permit applications had been introduced for small projects and tree removal requests, emphasizing that they were for the use of homeowners only and they should be completely filled in, particularly the contact information. During the month, six tree removal permits, one propane tank relocation, a fence application, two small building projects and a delayed new home start were discussed and updated. A revision to the rules on tree trimming was discussed and tabled.

RV Storage: Reported previously under the President's report.

Recreation: Larry Laing reported that he was working with the SLG&CC Café on the pool side menu. The price of all sandwich items will include chips and a soda. A pool-side beverage vending machine may also be placed by the Club.

A company will be sought who can identify the whereabouts of the leak in the spa. Mr. Laing had made new signs for the pool area to replace aging ones.

Some cracks in the tennis courts will be sealed when weather permits.

Security: Access to the images from the security cameras at the pool was still not complete. Celeste was instructed to find another "techie."

Landscaping and Parking: Eleanor Guion stated that most properties were in good shape other than pine cones that continue to drop when the wind blows. Owners of a house on Leslie Lane will be asked to remove a pile of debris in a timely manner, and if not, they will be sent a second notice of violation. A third violation will constitute an automatic fine.

Mrs. Guion and Mrs. Ostrom reported that the east side of a lot that had been replatted and split by the adjacent homeowners was being used as a driveway by the rental tenant on the west side. The area was becoming muddy and an eyesore. The tenant had been notified to cease this practice. It will be kept under observation.

Trees overhanging Taylor Boulevard (County Road Dept.) and parking on a cart path on Fairway Drive (tenant notified) were discussed.

Greenbelts/Parks: Monica Ostrom reported the owner of a lot on Harleman Drive had paid his adjusted bill and the issue was dead.

Communications and Grievance: Diane Horton – No report.

Nominating Committee: Diane Horton – No report.

Scholarship Committee: Eleanor Guion reported that homeowners' contributions to the fund totaled \$9,560 and the cash balance was \$12,189.78. Gerry Busch was elected to replace Bob Hill on the committee. The committee voted to award four \$3,000 scholarships for 2012.

Publications: The next Bulletin will be the August issue. The deadline for copy is July 17th.

Welcoming: No report.

VIII. OLD BUSINESS

Garage Sales: Mr. Fitzgerald made a motion to table the discussion of additional garage sales indefinitely. The motion was seconded by Mr. Laing and carried.

IX. NEW BUSINESS

Via email, President Hamer had recommended to the Board that SLOA create a Reserve Investment Committee and invest a portion of the reserve funds in an account that would yield higher interest. Mr. Laing made a motion, which was seconded by Mrs. Ostrom, to start the fund with \$10,000.00 and to solicit a committee of three members from SunLand to seek investments with at least a 5% return annually for a ten year period. A Board member will act as liaison for this committee. The motion was approved unanimously.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:55 a.m.