

**SunLand Owners Association
Board of Directors Meeting
August 16, 2011**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. Eldon Dennis, President at 9:00 a.m. at The Gathering Place.

In attendance were: Eldon Dennis
 Ron Coleman
 Monica Ostrom
 Bob Rhodes
 John Hamer
 Dan Failoni
 Tom Fitzgerald

Excused: Gary Fortmann
 Chris Clark

Guests: Marla Taylor, Cindy Rhodes, Jan Dennis, and Larry Laing

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the July 19th meeting were approved.

IV. PRESIDENT'S REPORT

Mr. Dennis reminded the Board that each committee member will present a report at the annual meeting.

V. TREASURER'S REPORT

Chris Clark - No report.

VI. OFFICE MANAGER'S REPORT

The 2010 financial statements have been completed at a cost of \$500.

Liens were filed against three properties for unpaid fines. We have heard from two of the owners, one of whom denies receiving any prior correspondence.

Celeste contacted Allstate Insurance to check on the status of our claim for repairs at the front entrance. Agent Bill Bailey checked on the hold-up and was told that Allstate asked Brad Griffith, the man who repaired the sign, to break down his labor and materials on his invoice. He refused to cooperate with them. Allstate is now attempting to circumvent the requirement so that SLOA can be paid.

At this writing, only 53 Proxies and 71 Absentee Ballots have been returned. Mrs. Ostrom and Celeste have an appointment to meet on Thursday, September 8th at

10:00 a.m. to tally the votes from the Absentee Ballots. Mrs. Ostrom will recruit another SLOA member to witness the count.

VII. COMMITTEE REPORTS (Some of which were previously distributed by email)

Architectural: Gary Fortmann - No report.

RV Storage: Mr. Dennis reported that there wasn't really much to report since last month. He had one call about electric power being out in a section of the lot. What he discovered was eight circuit breakers that had been moved to the off position. They weren't "tripped" as a result of a surge or short - just moved to the off position. All eight breakers were in an area that was recently upgraded. One must wonder why someone would do something like this.

Recreation: Mr. Coleman reported bad news on the pool. There was another break in with damage to round glass top table and umbrella. The table and umbrella were thrown in the pool and broken. Tim spent at least two or more hours fishing out all the broken glass. Mr. Coleman made a motion, which was seconded by Mrs. Ostrom, to compensate Tim and extra \$100 upon submittal of an invoice. The motion carried.

The sheriff was called by Tom Fitzgerald and we have case number for reference. They have a suspect teen who lives in SunLand. Some evidence was found at the scene.

Mr. Coleman expressed his gratitude to Larry Laing for pressure washing and painting the fence.

The tennis group has recently held their tennis tournament and work party. Gravel was added to needed places from an existing pile. Two new tennis nets were ordered by C.V. at a cost of \$169.00 plus shipping and tax. These were budgeted for replacement this year. Mr. Coleman thanked all who participated in the work party. Mr. Coleman forwarded pictures that C.V sent by email.

Security: Mr. Fitzgerald stated that SLOA must prosecute if the suspect is found guilty. State of Washington law requires parents to pay up to \$3,000 for damages if a minor is found guilty, and unlimited damages if the culprit is an adult.

Mr. Fitzgerald expressed his disappointment in Security Services Northwest, who had agreed to have a representative at this meeting. No one was present.

Paving on Fawnwood Place is on the list of County repairs, but may not be completed until late summer when the proper equipment is in the area.

Mr. Fitzgerald will find out whether the stop sign at the east end of Hilltop Drive is county property. Mr. Rhodes made a motion, seconded by Mr. Hamer, to

authorize Mr. Fitzgerald to purchase a new sign if it is not county property. The motion carried.

Landscaping and Parking: Mr. Rhodes reported that approximately forty (40) corrective action cards / letters and emails have gone out to homeowners since the last meeting. This is a significant reduction in the number of notices from prior months. For the most part, homeowners remain fairly responsive, however, on average about 20% of outgoing corrective action requests are repeat requests. Of the fourteen notices going out this week, five (35%) are to confirmed rental properties.

Lien actions are being placed on three properties for failure to respond to the prior fine notices: 100 Northwestern, 158 Leslie Lane and 231 San Juan Drive. The owner of 231 is appealing and claiming that he did not receive any of the prior letters or cards.

Mr. Dennis reported that at least two Board members voiced concerns about whether or not we should pursue collection in Small Claims Court. As a result of these concerns, Mr. Rhodes has delayed contacting our attorney regarding action until the Board adopts or rejects this avenue of approach.

Minor clean-up actions were taken on two vacant properties. A third minor clean-up will be conducted this afternoon. A check of landscaping from the golf course side was conducted by Mr. Rhodes and Mr. Fitzgerald.

Greenbelts/Parks: Mrs. Ostrom spoke with Sanford Irrigation a week ago at which time he had identified three sprinkler heads that needed replacing and two valves with the possibility of a third. Tim also informed her that he had to manually turn on the system on the sign side of the entry as the timer system wasn't working on that side. So she told Sanford just to get the whole system working. Because he is finding copper piping, he figures the original irrigation installation is at least 25 years old and is probably the original. Because of the new plants we just had installed there, Mrs. Ostrom has been hauling water in buckets up there nightly to keep them alive during the recent warm spell. As of three days ago, the new plants seem to be getting water when the timer clicks on at 4:00 AM so that is an encouraging sign. Tim also replaced two of the sprinkler heads. Mrs. Ostrom reported that the bill from Sanford irrigation would be approximately \$1320 plus tax.

The price for the initial clean-up of the entry came in at double of what we had anticipated. 51 hours at \$25/hr were logged in for weeding out all the horsetail in addition to dead heading and pruning the 66 rhododendrons for a total of \$1466.01, including the hauling fee and tax. The Rhodies had not been pruned in ages and won't need to be again for some time now that they have been cleaned up. Mrs. Ostrom stated that they did an excellent job and continue to keep the horsetail eradicated.

A homeowner called complaining of an unkempt driveway and possible business being run from the home across from her home on Horizon View. Further investigation revealed that there is no business being conducted from the home, but no permit was ever granted for the installation of the driveway on the adjacent vacant lot which they own. On Eldon's advice and circumstances involving the family and the neighbor, it was decided to forestall action until the new Architectural Committee Chairman was installed next month so that the approach to this situation was smooth and coordinated.

A tree service has been contracted to cut down a broken tree limb from a private vacant lot facing Taylor Blvd. At the request of the lot owner, Mrs. Ostrom sent her a picture of the limb, after which she gave her permission to have it removed at the owner's expense.

Secretary's Report

Sympathy cards were sent out to the families of Rachel Boone and Don Duncan. No family contact could be made for Virginia Wilkins.

Six people have been recruited to organize the balloting at the sign-in tables the night of the SLOA annual meeting at the high school auditorium.

Scholarship Committee: Monica Ostrom - No report.

Comment: Since Mrs. Ostrom will be absent for both the organizational meeting and the regular September monthly meeting due to a previously scheduled RV trip, she offered to continue to chair the Greenbelt Committee as it has taken her this whole past year just to get familiar with all that is involved in its management. She would be willing to pass along the secretarial duties should that need arise to fulfill an assignment. She would like to suggest that all remaining committee chairs state their willingness to retain or offer to switch committee chairs prior to the organizational meeting to make it easier on the incoming Board members.

Communications and Grievance: Mr. Hamer reported meeting with the owner who had unauthorized items stored in the RV Storage facility. He made a motion, which was seconded by Mrs. Ostrom, to pursue the original verdict suggested by Mr. Dennis, which was to evict the owner from the facility for one year. The motion carried. Mr. Dennis will write a letter to him stating the Board's decision.

Publications: Chris Clark – No report.

VIII. OLD BUSINESS

The Board reviewed a reserve study that was prepared by Mr. Rhodes. A few changes will be made prior to its distribution at the Annual Meeting.

IX. NEW BUSINESS

Mr. Failoni proposed the following changes to the Bylaws:

1. **Add** Article XIV: Parliamentary Authority: The rules contained in the latest edition of Robert's Rules of Order Newly Revised shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with these Bylaws and any special rules of order the homeowners may adopt. – APPROVED.
2. ~~2. Article VI, Section 8. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors. A Board of Directors meeting is held monthly unless otherwise directed by a majority of the Board.~~ Notice of regular meetings of the Board of Directors shall be given to each director personally or by mail, addressed to his residence, or by telephone, at least three (3) days prior to the day named for such meeting. – APPROVED.
3. Article V, Section 4. At any meeting at which a quorum is present, a majority vote of such members constituting a quorum, either in person or by representative, shall be valid and binding upon SLOA except where otherwise provided by law, these Bylaws, the Articles of Incorporation, or the Declaration. – APPROVED.
4. ~~Delete Article VII Section 8. Counselor Advisor. At the conclusion of the term of President that person will remain on the board for a year as an Advisor or Counselor with all the privileges of any board member. Like the President, the Counselor may not initiate a motion but has a vote.~~ APPROVED WITH FIVE FOR AND TWO OPPOSED.
5. Article VI, Section 2: A vote on the suggested addition to this section stating that Board members must be members of SLOA in good standing and who reside in SunLand during their tenure on the Board was delayed pending further investigation into compliance with state statues regulating homeowner Boards.
6. Article VI, Section 4, Vacancies: The following was approved to be added: "The Board will instruct the nominating committee to solicit candidates from the general membership. These candidates will be invited to come before the Board in a regular Board meeting to be interviewed by members of the Board. A secret ballot will be cast by the Board. The candidate receiving a majority affirmative vote will fill the vacancy."

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:30 a.m.