

**SunLand Owners Association  
Board of Directors Meeting  
August 21, 2012**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. John Hamer, President at 6:00 p.m. at the Gathering Place.

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

II. PUBLIC COMMENT PERIOD

Eldon Dennis stated that in previous Board meeting minutes there was no reference to official Board actions that would put two proposals (reducing the number of Board members, and hiring a part time “landscape cop”) before the membership at the annual meeting. These were mentioned in the Treasurer’s Report in the August SunLand Bulletin. President Hamer stated that one proposal never came up for discussion and the second was tabled. Mr. Dennis’ full statement will be appended to the official minutes.

III. MINUTES

The minutes of the July meeting were approved.

IV. PRESIDENT’S REPORT

President Hamer gave his report on RV Storage. The west-side fence had been cut, but nothing was reported missing. He suggested that SLOA might consider finding another person to live on the property.

Weed removal was still in progress. A heavy weed barrier and rock was put on the north side bordering Woodcock Road, and the area around the well head is scheduled to get similar treatment.

V. TREASURER’S REPORT – Chris Clark reported that the accountant had finished the financial statements for 2011. He distributed to the Board copies of the budget versus actual figures for the current year to date. He stated that he was working on a procurement policy to present to the next Board.

VI. OFFICE MANAGER’S REPORT

Celeste reported having a quiet month. The new air conditioner worked nicely until it fried a circuit breaker. An electrician replaced two breakers, but a dedicated circuit will be needed before the A/C can be used again.

VII. COMMITTEE REPORTS

Architectural:

Steve Schermerhorn reported that three homes were under construction, one of which was back on schedule following a long work stoppage. He was working on some changes in procedures for architectural applications. He would like to require a copy of the county's inspection checklist.

The forms are now available for download from the website, and a drop box installed at his home for convenience. The Board disagreed with this process, and stated that every application should go through the SLOA office for continuity and record keeping, regardless of convenience. There is a drop box next to the front door. Discussion ensued. Chris Clark made a motion to table the discussion and move on with the agenda. The motion was seconded and carried.

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

Recreation: Larry Laing reported that pool attendance had been averaging 47 visits per day and was up to 90 per day in August. SLG&CC never installed a soda machine, but the café menu for pool visitors was working well.

There was discussion regarding the security cameras at the pool. A laptop computer will be installed to facilitate viewing the tapes.

Landscaping and Parking: Eleanor Guion reported having a busy month. She stated that many homeowners don't realize they are responsible for maintenance up to the edge of the road. Most people had been cooperative.

A home on SunLand Drive that was foreclosed by the bank was now under the control of the Veterans Administration. Mrs. Guion had spoken with the realtor about getting the property cleaned up. When she told them that SLOA would have the work done and bill the owner, she was told that SLOA would have a hard time collecting. SLOA has the right to collect these fees in escrow when the house sells. A letter was sent on August 20<sup>th</sup> and a fine will be imposed on the 30<sup>th</sup> if no work has been done.

An owner on Taylor Boulevard who had a trailer parked at the home longer than 72 hours had been notified. The owner of a commercial vehicle parked on Horizon View Drive will also be notified.

Greenbelts/Parks: Mrs. Ostrom reported that a fallen tree on a lot on San Juan Drive had been removed and the owner billed. The owner of two lots on Horizon View had been notified of the need for mowing.

She spoke with a renter about the rule on political signs. They cannot be erected until 30 days before an election and must be removed the day after. The renter removed the sign.

Communications and Grievance: No report.

Nominating Committee: No report.

Scholarship Committee: No report.

Publications: No report.

Welcoming: No report.

Security: Mr. Fitzgerald reported that three street lights had been replaced with new induction lighting at a cost of \$125 each. LED lights would have been \$300-500. He checked into available rebates, but they must be approved in advance by the P.U.D.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

Larry Laing had received a complaint about one of the pool attendants. He talked with both parties and feels that the issue has been resolved. Mr. Laing also stated that there are some people who just don't feel that the rules apply to them. Mr. Hamer interjected that the attendants should always use good judgment when enforcing the rules. The pool area should be safe, but it should also be an enjoyable place to be.

Mr. Hamer questioned the value of the security service. After some discussion, it was decided that the new Board should write a list of what they expect from such a service, and put the contract out for bid. Mr. Fitzgerald will research what other companies may be available.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.