

**SunLand Owners Association
Board of Directors Meeting
February 19, 2013**

I. THE MEETING

The Board of Directors meeting was called to order by Mrs. Monica Ostrom, President at 12:30 p.m. at The Gathering Place.

In attendance were: Monica Ostrom
 Linda De Ivernois
 Eleanor Guion
 Jim Hammond
 Jeff Edwards
 Jim Wells
 Kendall Casey

Excused: Myrna Runkel

Mrs. Ostrom welcomed the guests in attendance and opened the public comment period.

II. PUBLIC COMMENT PERIOD

Ann Zimmerman asked several questions for Board consideration:

Q. Can we get a SLOA homeowner to provide legal assistance?

A. SLOA has an attorney whose charges depend on the situation at hand.

Q. What is the extent of SLOA's insurance?

A. SLOA has liability insurance for its facilities and common areas and a policy protecting its directors for errors and omissions.

Q. How many rentals are there in SunLand?

A. About 150 at this time.

Q. Is there no rule against 15' statue in someone's yard?

A. No. There is no rule against reasonable yard art.

III. MINUTES

The minutes of the January meeting were approved.

IV. PRESIDENT'S REPORT

Mrs. Ostrom announced that the first order of business was to appoint Ron Bell to the Board as Recreation Director. A resume' was previously distributed to the Board via email. Mr. Bell accepted the responsibility. There was unanimous approval to appoint Mr. Bell.

In the second order of business, Mrs. Ostrom requested that a member of the Board volunteer to fill the seat of Vice-President. There were no immediate offers. She then asked for nominations.

Eleanor Guion and Kendall Casey each declined to accept a nomination.

Jim Hammond nominated Jeff Edwards, which was seconded by Kendall Casey. Mr. Edwards accepted the nomination with the Board's understanding that he is employed full time. A vote was taken and Jeff Edwards was elected to the Vice-Presidential seat with six votes for, none against.

- V. TREASURER'S REPORT – Mrs. De Ivernois stated that she felt the financial seminar given by Brian Bailey on February 6th was very beneficial. The current profit and loss statement was distributed and discussed.

The 2012 tax return was completed by the accountant and no taxes were due.

Mrs. De Ivernois reported that she would be distributing 2014 budget worksheets to Committee Chairs in March, as she will not be in attendance at the April meeting. She requested a draft be returned to her by April 30th, for discussion at the May meeting. Detailed expense reports from prior years can be obtained from Celeste upon request. A budget must be approved by the Board no later than July, for publication in the August Bulletin and membership approval at the annual meeting in September.

- VI. OFFICE MANAGER'S REPORT

Celeste reported that there were 36 homeowners who had not yet paid their annual dues. Annual Dues are due January 1st and delinquent February 1st. The Board agreed that the late charge of \$10 per month was insufficient. A late charge of \$25 will be assessed after the first month, \$50 after the second month, and the office manager will begin small claims court proceedings if dues are not paid by March 31st. A motion was made by Mr. Bell and seconded by Mrs. De Ivernois to adopt this policy. The motion carried 7 for, 0 against.

Celeste thanked the Board and Mr. Edwards for the safety and minor cosmetic improvements to the front of the SLOA building.

- VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that his committee had approved the removal of two dying trees, a propane tank, a handrail and the removal of a tree in Division 17 that was blocking security lighting. They also reviewed and denied a second request for tree removal on Woodcock Road. Should the owner provide a statement from a certified arborist that the trees are dangerous or unhealthy, the committee will reconsider the request.

Mr. Wells stated that he was following up on three homes under construction. The expected completion date of a home on Horizon View Drive is mid-April with move-in in June. Greenway Drive completion is scheduled for the end of February with move-in shortly after and landscaping to begin by May 1st. San Juan Drive home expected completion date May 1st with move-in soon thereafter.

Mr. Wells received a letter from the son of the owner on Ridgetop Drive that was fined for unauthorized tree removal. He will respond with a letter stating that payment must be received within 30 days or a lien will be filed against the property.

RV Storage:

Mr. Hammond reported that three large security signs had been manufactured and installed on the fence. After some discussion, the Board agreed that the security system being installed should be monitored by the Security Service. A telephone line for an auto-dialer will cost about \$600 per year. Storage space rents will be raised if necessary.

Recreation: Mr. Bell reported that he had met with previous Chair Larry Laing and Tennis liaison C.V. Tondreau. Mr. Tondreau was reimbursed for expenses including crack filler and squeegees. The 2013 pool maintenance contract was available for signature.

Security: Mr. Edwards reported receiving a call from a resident on Madigan Place where a neighbor was parking a large truck that blocked visibility of the cross walk from the 6th green to the 7th tee box. Mr. Edwards will speak with the owner of the truck. He also received a call regarding vehicle speeds on Emerald Drive. He will request the speed recorder from the County.

A letter was also received from the owner who was recently fined because his dog was off leash (which resulted in an attack on another dog). The owner, who had paid the fine, included pictures of two other off-leash dogs. Mr. Edwards will reply to him that the dogs' residences must be established so that SLOA can contact the owners.

The additional 18 street lights had been ordered and should be delivered by month end. Mr. Edwards had found a different electrical company that would install them at one-third the cost of the company that installed the first one.

A complaint about visibility at the intersection of SunLand Drive and Sunset Place will be investigated. Shrubs at the northwest corner are overgrown.

The County does not have money in their budget for re-striping the crosswalks this year, but will consider budgeting for them next year.

Landscaping and Parking: Mrs. Guion reported that the same properties were being monitored, but that it was a bit early in the season to tell how other properties will be maintained this year.

Greenbelts/Parks: Mr. Kendall reported that, due to a relatively mild winter, there were no major cleanup issues. A tree came down on a vacant lot on Madigan Road, but did not cause any damage. The owner will be asked to remove the debris.

Mr. Kendall will visit the site where a builder requested permission to install drainage through the greenbelt behind the Horizon View home out to Taylor Boulevard.

Mrs. Guion reported a large metal pole on a vacant lot on SunLand Drive.

Communications and Grievance: No report.

Nominating Committee: No report.

Scholarship Committee: No report.

Publications: Articles for the May Bulletin will be due April 15th.

Welcoming: No report.

VIII. OLD BUSINESS

There was no other Old Business.

IX. NEW BUSINESS

A request for a garage sale was approved for an owner whose parent had been moved to assisted living. The house will be listed once it is empty and cleaned.

X. ADJOURNMENT

The regular open meeting was adjourned at 2:28 p.m. and an EXECUTIVE MEETING CONVENED to discuss personnel benefits.

XI. The OPEN MEETING re-convened at 3:14 p.m.

The employee benefit package had been discussed and a decision was made.

A motion was made by Mr. Hammond and seconded by Mrs. De Ivernois to consult SLOA's attorney regarding an insurance issue.

The OPEN MEETING adjourned at 3:22 p.m.