

**SunLand Owners Association
Board of Directors Meeting
January 15, 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
 Eleanor Guion
 Jim Hammond
 Jeff Edwards
 Jim Wells
 Myrna Runkel
 Linda De Ivernois

Excused: Kendall Casey

Mrs. Ostrom welcomed the 16 guests in attendance and opened the public comment period.

II. PUBLIC COMMENT PERIOD

Rick Godfrey, representing SunLand Division 11 Owners Association, stated that they have written guidelines for land maintenance in their division, which is performed solely at their cost. The division's common area extends to the bottom of the hill on the north slope, and owners on the bluff pay enhanced property taxes for their view. He stated that the latest draft of the rules on tree cutting written by Jim Wells, without the addition of any "Division Cooperation" clause, would be supported by Division 11. He presented to the Board a handout of notes that will be appended to the official minutes of this meeting.

Karl Kelly, an owner of a unit in SunLands View Estates Condominium Association (also on the bluff), stated that re-writing a rule just because someone ignored the rule [about tree cutting] wouldn't solve the problem. He recommended that the fast-growing deciduous trees and shrubs need to come out and be replaced with a shorter variety of evergreen tree.

Maggie Jamison was recently victimized when a large off-leash dog attacked her leashed small dog while they were out walking on Sunset Place. Mrs. Jamison stated that legally there is a difference between how dog attacks are viewed. A dog attack on a person is a serious offense, but an attack on another dog is considered property damage. She begged the Board to take some kind of action against the owner of the off-leash dog.

Gerald Oliver, Mrs. Jamison's husband, requested that the Board take two actions. The first would be to send a broadcast email out warning residents not to walk in that area. The second, to initiate substantial fines for a dog attack that results in an injury to a person or a pet.

Joan Wright and Ann Zimmerman each recounted similar experiences with the same aggressive dog.

III. MINUTES

The minutes of the December meeting were approved.

IV. PRESIDENT'S REPORT

Mrs. Ostrom reported SLOA had received word from its insurance company that the "no liability" policy with regard to damage or loss in the RV Storage area was upheld. A subsequent letter from an RV owner, who requested restitution for costs incurred above his insurance settlement, was discussed. After discussion, it was agreed that SLOA will consult with its attorney.

Mrs. Ostrom stated that she felt she had done everything in her power to locate the person(s) responsible for the unauthorized tree cutting on the north slope between Divisions 7 and 17 in September and October, 2012. Jim Wells stated that SLOA should offer a reward of \$1,000 for information that clearly identifies the responsible party or parties. He will draft an announcement that will be reviewed by SLOA's attorney prior to possible publication and distribution.

A recreation chairman was still being sought.

A meeting was scheduled for February 6th for the Board to meet with prior Treasurer Brian Bailey to gain insight into SLOA's financial planning and budgeting processes.

V. TREASURER'S REPORT – Mrs. De Ivernois reported that a worksheet entry by a prior Board member that erroneously added \$20,000 to a committed reserve account (Preserving SunLand Values) was reallocated; \$5,000 each to the Swimming Pool, Tennis Courts, RV Storage and Street Lights. The committed funds remain untouched in a certificate.

SLOA ended up \$30,000 under budget for 2012, and Mrs. De Ivernois made a motion to move that amount into the reserve account. The motion was seconded by Mr. Edwards, and carried unanimously.

VI. OFFICE MANAGER'S REPORT

Celeste reported having a very busy month and that she had sent condolence cards to several families.

VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that his committee had approved a second story addition, a dog fence and a propane tank. The committee denied an application for an owner to "trim" a neighbor's tree back to the property line, because to do so would virtually cut the tree in half and probably kill it.

Mr. Wells made a motion to fine an owner on Ridgetop Place for removing a tree without Architectural approval. Mr. Edwards seconded the motion, which carried 6-0.

A request from a homeowner to remove trees from a vacant lot on Woodcock Road was denied. The homeowner stated that the trees were dangerous and diseased. The committee disagreed.

Mrs. Runkel asked about fence boards around a patio at a new home being built on Greenway Drive, which appear to be encroaching on the golf course easement. Mr. Wells will review the original plans.

RV Storage:

Mr. Hammond presented to the Board copies of four security system proposals from three companies. After review and discussion, Jim Wells made a motion, which was seconded by Mrs. De Ivernois to install a hard wired system with a siren and strobe, with the provision that SLOA can expand incrementally as needed. The motion carried.

Mr. Hammond had been approached by a man who may be interested in night time Security at the storage facility. He has a 30' trailer and has been a camp host at the Dungeness Recreation Area and at Sequim Bay Resort. Jim Hammond, Jim Wells and Jeff Edwards will interview him.

It was suggested that a fire hydrant be installed inside the storage facility. There is an existing hydrant outside the fence near the southwest corner. Logistics and cost investigation will continue.

Recreation: No report.

Security: Mr. Edwards reported that he had sent a letter regarding a barking dog. He also noted that there was a dog attack in December, which would be discussed further during rules and fines revision.

The first new LED street light had been installed at the west Fairway Drive and Taylor Boulevard intersection. The Board agreed that a light with more forward throw would more thoroughly light the intersection. The head will be replaced at that location and the current head will be used elsewhere. Mr. Wells made a motion to continue with the installation of LED lights for the balance of the system at a cost of about \$15,000, which will be paid from reserve funds. Mrs. De Ivernois seconded the motion, which carried unanimously.

Mr. Edwards also stated that he was working with the County on repainting the crosswalk markings.

Landscaping and Parking: Mrs. Guion received a request for permission to build a tent-like structure to house a car on Madigan Place. The Board agreed this would not be acceptable.

The owner of a rental on Madigan Place was contacted about her tenant parking on the grass.

Mrs. Guion sent a second warning letter to the owner of a rental on Sunset Place. The tenants cleaned up the outside of the house to a barely acceptable condition after the first warning, but junk items accumulated again very quickly. The property will be monitored.

Greenbelts/Parks: No report.

Communications and Grievance: No report.

Nominating Committee: No report.

Scholarship Committee: Mrs. Guion reported that the fund was fairly healthy, but less donations had been received than in prior years.

Publications: Articles for the February Bulletin are due.

Welcoming: No report.

VIII. OLD BUSINESS

The Board completed its review and revision of the Rules and Regulations. Mrs. De Ivernois made a motion to approve the changes, which was seconded by Mr. Edwards and carried 6-0. The System of Fines were reviewed and revised. Mr. Hammond made a motion to approve the changes, which was seconded by Mrs. De Ivernois and carried 6-0. The updated documents will be published in the SunLand Directory, which will be mailed with the February Bulletin.

IX. NEW BUSINESS

There was no new business.

X. ADJOURNMENT

The meeting was adjourned at 5:10 p.m.