

**SunLand Owners Association
Board of Directors Meeting
July 17, 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
 Diane Horton

Excused were: Dan Gellert
 Tom Fitzgerald
 Steve Schermerhorn

II. PUBLIC COMMENT PERIOD

Pat Willis, the new Welcoming Committee Chair, reported that a Welcoming Party was scheduled for September 18th from 5:00 until 6:30 p.m. at The Gathering Place. Members of her committee are Judy Field, Judy Nordyke, Becky Penrose and Rosie Tomlin. She stated that 13 families have moved in this year.

III. MINUTES

The minutes of the June meeting were approved.

IV. PRESIDENT’S REPORT

President Hamer stated that most of his President’s report would be discussed under new business.

He reported that the horsetail weeds along the north fence of RV Storage had been removed. A plastic liner will be laid and will be covered with rock. In his opinion, the rock in the well head protection area is not thick enough to control weeds. A liner and rock will be placed there also.

V. TREASURER’S REPORT – Chris Clark presented a draft budget. He made a motion for approval, which was seconded by Mrs. Guion and carried. Mrs. Ostrom requested that current assets be included with the budget in the newsletter.

VI. OFFICE MANAGER’S REPORT

Celeste reported that home sales were increasing, and most would be owner occupied.

VII. COMMITTEE REPORTS

Architectural: Report submitted via email from Steve Schermerhorn.

“Steve Schermerhorn reported that the development of guidelines for evaluating tree removal applications was making those decisions more objective. There had been none available at the beginning of his term and no one on the current Board had had any previous experience on a SLOA architectural committee. The ad-hoc committee formed recently has helped the process and underscores the importance of forming the required one at the outset. He raised the question of the need for permit exemptions for certain Board functions and if so whether it should be formalized. Finally he summarized that there were two lots being cleared for new homes, one restarting after schedule negotiation, and one that will soon clear final inspection. The first co-operative effort between a homeowner and SLOA using the advice of a Certified Tree Risk Assessor went quite well and provided architectural committee members with valuable information that can be used in future site inspections.”

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

Recreation: Larry Laing reported that despite mechanical problems that were fixed by John Hamer and crew, the pool opened on time. The spa opened a few days later. Two pumps were replaced. The Café menu for use at the pool was working well, but no soda pop vending machine has been installed. He suggested that he might spend about \$1,000 to build new picnic tables to replace the old rotten ones.

There was discussion about the cracks in the pool deck. It was determined that a contractor should be sought who can determine the underlying reason. The bathrooms will need painting and new fixtures in the near future.

Security: - Report submitted by Tom Fitzgerald and read by Larry Laing. Three street lights were retrofitted with new induction lighting. The rest of the lights will be upgraded as needed. Chris Clark asked if there were any rebates available. He will contact Tom and/or the company that installed them

Landscaping and Parking: Eleanor Guion reported that she received a complaint that a homeowner planted scotch broom in his yard. She stated that the plants are actually a type of yew shrub.

She has received several complaints about neighboring backyards in need of maintenance. The owners of a property on San Juan Drive have once again let the weeds get out of hand, and she has been unable to contact them. She will discuss this with Steve Schermerhorn, who communicated with them in a Grievance Committee meeting last year. Owners of properties on San Juan Drive, Clallam Bay Street, Sunset Place and SunLand Drive will be contacted about the deteriorating condition of their yards.

Greenbelts/Parks: Mrs. Ostrom reported that the three dead trees on Taylor Boulevard had been removed. Several homeowners benefitted from the fire wood.

She had spoken with a man storing landscaping equipment on his mother’s vacant lot, and will follow up with a letter.

She met with the Fire Marshall and inspected several vacant lots that appeared to be fire hazards. The Fire Marshall was not concerned due to the heavy undergrowth.

Mrs. Ostrom will be visiting a property that the resident feels is being overcome by the greenbelt behind it.

Secretary & Communications and Grievance: Diane Horton –Mrs. Horton submitted her resignation to the Board as she will be leaving the area. The annual meeting was scheduled for September 5th. Celeste and Mrs. Ostrom assured her that they would handle the Secretary's duties at the meeting.

Mrs. Guion, whose term ends this year, was appointed to fill the remaining two years of Mrs. Horton's term.

Nominating Committee: No report.

Scholarship Committee: No report.

Publications: No report.

Welcoming: Reported earlier under Public Comment Period.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

A request by a renter for approval for a home enterprise was denied.

President Hamer stated that several recent complaints were not necessarily legitimate and bordered on harassment of a neighbor. The Board agreed that there is a limit to what the Board can do in some instances and that residents should contact the Sheriff if they truly feel threatened.

The Board was not interested in requesting a stop sign for the corner of SunLand Drive and Taylor Boulevard, as was suggested by a homeowner.

Mr. Hamer asked if the Board should revisit the rule preventing renters from using the RV Storage facility. The majority felt that the rule should stand as is due to past history.

Celeste thanked the Board for the recent purchase of an air conditioner for the office.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m.