

**SunLand Owners Association
Board of Directors Meeting
July 19, 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
 Chris Clark
 Ron Coleman
 Monica Ostrom
 Bob Rhodes
 Gary Fortmann
 Dan Failoni
 Tom Fitzgerald

Excused: John Hamer

Guests: Jan Dennis and Jim Karr

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the June 21 meeting were approved.

IV. PRESIDENT'S REPORT

Mr. Dennis reported that the website was being revamped by Sue Forde, Dynamic Graphics. The new address will be sunlandhomeowners.com. The sunlandowners.com website will be retained and will re-direct users to the new site. There were comments from the Board that the site was too gaudy. Mr. Dennis will ask Ms. Forde to leave more "white space" for easier viewing.

A letter of complaint was received from an owner in SunLand North. Apparently, a neighbor is continually using the greenbelt access behind his house in sight of living and bedroom windows and the complainant feels he is being harassed. The issue will be brought to the Division 17 Board, who will hopefully take the lead in solving the problem.

Homeowners in SunLand recently received an invitation from The Cedars at Dungeness to join a "SunLand Sundays Club." SunLand has not given permission to use the "SunLand" name nor has it had any connection with this promotion. Mr. Dennis and Bill Engle, President of SLG&CC, will write a disclaimer for publication in the August Bulletin.

V. TREASURER'S REPORT

Mr. Clark reported that the accountant was working on the financial statements. Mr. Clark will be signing the letters of engagement for this activity.

The budget for 2011 was on track.

Windermere had not yet paid their 3rd quarter Foursome Condo dues.

VI. OFFICE MANAGER'S REPORT

Celeste reported that there were currently 129 rentals.

She asked if SLG&CC Social Members who had paid the \$100 fee for pool use could rent it after hours. The Board felt that this would be appropriate as long as an attendant was present and all rules were followed.

VII. COMMITTEE REPORTS

Architectural: Mr. Fortmann reported receiving applications for paint, tree removal, and a fence. He asked for Board members' opinions about an application for a shed that may be visible from Taylor Boulevard. The Board concurred that there was enough greenery to obscure the view sufficiently.

An application for a fence was submitted with a request for assistance locating the property markers. It is the responsibility of the property owner to have them located. The application was not approved.

RV Storage: Mr. Dennis stated that there had been quite a bit of correspondence with the renter of a space in the storage area, and he had failed to clean up items that are not to be stored there. Mr. Clark moved and Mr. Fortmann seconded a motion to suspend his privilege of renting RV Storage space for one year. The motion carried. A fine will be imposed if the space is not emptied and the key returned by August 4th.

Recreation: Mr. Coleman reported that to date there had been 126 pool passes issued, 108 to owners and 18 to renters. The pool has had 976 visitors since it opened, an average of 37 per day, even with the cool weather.

The pool had to be shut down for a day due to vandalism that occurred at night. There was discussion about purchasing better security cameras or an alarm system.

Mr. Coleman was seeking bids for pressure washing the tennis courts.

Security: Mr. Fitzgerald stated that the pavement on Fawnwood Place was on the list of County Road repairs. He reported receiving a complaint that a car was egged. Mr. Fitzgerald will contact Security Services NW to arrange for someone to attend a Board meeting.

Landscaping: Mr. Rhodes reported receiving mostly positive responses to and cooperation with his recommendations regarding property maintenance. He feels that the majority of SunLand is looking better. There are two owners that are accruing daily fines for lack of maintenance. The Board discussed whether it would be appropriate to take them to small claims court. Mr. Failoni moved and Mr. Fortmann seconded a motion to begin by filing a lien against the properties and notifying the owners. The motion carried.

A letter was received from an owner on Horizon View Drive, which stated their intent to remove the fence and the fruit trees from the front yard.

Mr. Fitzgerald and Mr. Rhodes will arrange for a golf cart tour of the golf course side of SunLand properties, some of which are in very bad shape.

Greenbelts/Parks: Mrs. Ostrom stated that she had sent thank you letters to the owners of three vacant lots who had them mowed and trimmed.

The work at the front entrance had been completed. The sign and electrical were repaired and nursery plants planted to replace the damaged Rhodies. Felipe Najera was contracted to maintain the area for the rest of the summer. The irrigation system on the south side will need repair. Mrs. Ostrom will get bids. The Board approved setting up an account with Cascade Bark. There was discussion about the need for more frequent mowing in the greenbelts.

Secretary's Report: Monica. Ostrom – No report.

Special Coordinator: Dan Failoni – No report.

Communications and Grievance: Chris Clark – No report.

Nominating Committee: Mr. Rhodes, and committee members Cindy Rhodes and John Jones had reviewed the bios of five potential candidates for the Board of Directors. Mr. Rhodes made a motion that all five of the members be accepted and placed on the ballot. The motion was seconded by Mrs. Ostrom and carried.

Scholarship: Monica. Ostrom – No report.

Publications: - Mr. Clark presented a copy of the SunLand Directory in 8 ½” by 11” format. He suggested that the cost could be lowered further by accepting advertising from four or more vendors, and hand-delivering the directories to save postage. Several Board members stated that they preferred the convenience of the smaller Directory. Mr. Rhodes opined that SLOA should not depend on volunteers for its delivery. Most agreed that it was a minor cost of doing business.

Mr. Fitzgerald made a motion, which was seconded by Mr. Clark, to accept advertising. After considerable discussion about how advertisers would be selected and the time involved in doing so, the motion was defeated with six against and two for.

Mr. Failoni made a motion to retain the current Directory format. The motion was seconded by Mr. Rhodes and carried with seven for and one against.

VIII. OLD BUSINESS

Mr. Clark presented the most recent draft of the 2012 budget, noted that there would not be much left over for addition to the reserves, and suggested a dues increase. There was discussion regarding the amount of money in reserves (currently about \$75,000) and whether the Board was comfortable with this amount. Celeste also noted that there was about \$50,000 in accumulated general operating funds at the end of 2010. Mr. Clark made a motion to increase annual dues by \$30 per year. For lack of a second, the motion failed.

Mr. Failoni made a motion to approve the budget as presented. The motion was seconded by Mr. Rhodes and carried with a vote of six for and two against.

A few minor changes to the absentee ballot format were approved. The counting process will be discussed further at the August meeting.

IX. NEW BUSINESS

There was no new business.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45 a.m.