

**SunLand Owners Association
Board of Directors Meeting
June 19, 2012**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. John Hamer, President at 9:00 a.m. at the Gathering Place.

In attendance were: John Hamer
Monica Ostrom
Eleanor Guion
Larry Laing
Diane Horton

Excused were: Dan Gellert
Chris Clark
Tom Fitzgerald
Steve Schermerhorn

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the May meeting were approved.

IV. PRESIDENT'S REPORT

President Hamer acknowledged a thank you letter from two residents on San Juan Drive whose problem had been resolved.

He then gave the R.V. Storage report. Power was extended to an additional space for a large RV and to the wash station. He was also looking into a pole and suds system to add to the wash station.

The problem of how to control weeds in the 100' well head radius still was to be resolved. Vinegar was suggested as a non-chemical weed killer. Paving the area would most likely be too costly.

Horsetail weeds are also growing outside the fence near the ditch. The weed killer "Crossbow," a type of vine killer, was suggested to be strong enough to control them.

Future replacement of the RV entrance gate was discussed. It was not felt to be a priority.

V. TREASURER'S REPORT – Chris Clark – No report. President Hamer suggested that the draft 2013 budget, which must be Board approved by the July meeting, could be distributed and approved via email.

VI. OFFICE MANAGER'S REPORT

Celeste reported that at last count there were 43 homes for sale. Escrow had recently closed on ten of them. The rental count had not increased.

She requested permission to upgrade the internet speed in the office. The Board approved.

VII. COMMITTEE REPORTS

Architectural: Report submitted via email from Steve Schermerhorn.

“This month the committee stumbled onto a second micro-government within SunLand involved in architectural decision making, this time in division 16. That's two in five months, so there are sure to be more to come. We have also had another opportunity to confirm the rationale of the guideline presented last month, that the fir trees referred to in Section II Paragraph 15 of the Rules & Regs exclude White Firs which will be given a lower priority re preservation here forward. We have approved an optional fence design: black powder coated fencing with a 4” x 2” grid. An example of which is available at Co-op as “horse fence”. Another house paint color scheme was approved and two new building permits issued after a height and setback issue were resolved for one of them. The average construction cost for those homes was estimated to be in excess of four hundred thousand dollars each, hinting, perhaps, at the stability of SunLand home values.

Respectfully submitted, Steve Schermerhorn, Chairman”

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

Recreation: Larry Laing – Due to the amount of debris accumulating in the pool, one cedar tree and one fir tree were removed from the park area adjacent to the pool. Nine other trees were trimmed. The main filter pump had been replaced by President Hamer and an associate of his, the water cleared, and the pool opened on time despite all of the setbacks. The old unused gas equipment was removed from the pump house. The spa leak was repaired, and the spa pump should be replaced within the next week, making it operational again. A security light was installed on the north side of the pump house.

Mrs. Ostrom made a motion to give a \$100 bonus to Tim Mannor for the extra time and effort it took to get the pool open on time. The motion was seconded by Mrs. Guion and carried unanimously.

Security: - Tom Fitzgerald – No report. The quality of service being received from the security service was discussed. Mrs. Horton made a motion, which was seconded by Mrs. Ostrom to let the company go. The topic was opened for discussion. It was decided that the contract would be opened for bids when all of the legalities had been reviewed.

Landscaping and Parking: Eleanor Guion commented on what an interesting job this position is. For the most part, all of the people she has been dealing with are nice and cooperative. She stated that she had been endearingly termed “The Garden Gestapo.”

Three cards were sent to residents thanking them for the wonderful job they are doing with their landscaping. Five were sent to homes that needed attention. Additional homeowners will be contacted.

Mrs. Ostrom made a motion to remove the words “covered vehicle” from the rule against storage of vehicles so that any stored vehicle would be included. The motion was seconded by Mrs. Horton and carried. That portion of the rule now reads:

“...No vehicle storage is allowed in driveways or prepared parking areas...”

Mrs. Ostrom will write a memo to this effect for distribution via email.

Greenbelts/Parks: Mrs. Ostrom received an estimate for removal of three white fir trees from the greenbelt near Taylor Boulevard and Emerald Drive that were dying. The work was approved.

A landscape company was hired for \$125.00 to trim up a greenbelt area where the overspray from an adjacent owner’s weed killer had done damage.

Communications and Grievance: Diane Horton – Several condolence cards had been sent.

Nominating Committee: Three biographies were received from candidates for the Board. Eleanor Guion, who will have completed one year on the Board will also be running again.

Scholarship Committee: Eleanor Guion – The Scholarship winners for 2012 are Byron Boots, Jessica DeFilippo, Waylon Lam and Casey Torres.

Publications: The deadline for copy is July 17th.

Welcoming: No report.

VIII. OLD BUSINESS

Mr. Hamer stated that he had met with an investment counselor free of charge. He suggested that it was not unusual for a non-profit organization to seek a higher rate of return. Due to the lack of response from the community, Mr. Hamer suggested that the Board approve a \$1,000 investment in a stock to be chosen and overseen by the Board. After considerable discussion, it was agreed that Mr. Hamer should submit the idea via his President's report in August and call for a vote of the membership in September.

IX. NEW BUSINESS

Mr. Laing asked for clarification of an "excused absence" from a Board meeting. He feels that frequent absences are a detriment to the Board and its ability to function smoothly. The possibility of a change in the Bylaws will be discussed in the near future.

John Hamer nominated Larry Laing for the 2012 Jess Taylor Award. Mr. Laing has spent an enormous amount of time at the pool during the last nine months cleaning, repairing and painting the area. The motion was seconded by Mrs. Horton and carried unanimously.

Mr. Hamer reported that a five-person committee had been formed to review the proposed expansion of Davis Sand & Gravel and make a recommendation to the Board. The committee is scheduled to meet on July 9th.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:50 a.m.