

**SunLand Owners Association
Board of Directors Meeting
June 21, 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
John Hamer
Dan Failoni
Tom Fitzgerald

Guests: Marla Taylor, Cindy Rhodes, Jan Dennis, and Jim Karr

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the May 17th meeting were approved.

IV. PRESIDENT'S REPORT

No report.

V. TREASURER'S REPORT

Mr. Clark stated that the sealing and striping of the Foursome Building parking lot would most likely be done in August. Alan Burwell was seeking bids for the replacement of the building's front support posts.

He then distributed copies of a revised proposed budget for 2012. The Board needs to finalize the budget at the July meeting.

VI. OFFICE MANAGER'S REPORT

Celeste reported that all of the 2011 dues had been collected. There were currently 128 rentals. She suggested the name of a member to receive the Jess Taylor Award. This would be discussed under new business.

VII. COMMITTEE REPORTS

Architectural: Mr. Fortmann reported receiving applications for tree removal, fences and a propane tank.

RV Storage: Mr. Dennis reported that four loads of gravel had been spread in the storage lot. He thanked Roger Larson, Rod Harp, Don Hummel and Gene Molatore for their help. Two trailer loads of scrap lumber and junk had been removed and taken to the dump.

Recreation: Mr. Coleman reported that the pool was up and running. A heat pump controller board and a valve had to be replaced, so the pool temperature was not quite up to where it should be on opening day. There are still problems with the therapy pool.

Mr. Coleman authorized a \$1.00 per hour raise for the seven pool attendants. They do quite a bit of work around the pool aside from their normal duties.

The pump room will need some work in the next few years. A new motor and filter system should be installed.

Security: Mr. Fitzgerald reported that two street lights on Hilltop Drive and one at Taylor and Fairway had been repaired. The cost was about \$900. There was some damage to the road on Fawnwood Place, perhaps by a large truck. It is on the list for repair by the County. The driveway at 146 Sunset Place seems to be a collection area for sand from the road when it rains. Mr. Fitzgerald will contact the County to see if they can remedy the situation.

Landscaping and Parking: Mr. Rhodes reported receiving a complaint about tree limbs overhanging mailboxes on Clallam Bay Street. He had not yet heard back from the owner of the property. A motion was made, seconded and passed to proceed with the tree trimming. Mr. Fitzgerald noted the same problem exists on Harleman Drive.

Mr. Rhodes drafted a letter to an owner on Horizon View Drive with a proposal for screening the fruit trees. He will request a final decision on the existing fence at the July meeting.

A response from an owner on Emerald Drive will be treated as an appeal of the fine. The Board voted to deny the appeal with Mrs. Ostrom opposed.

A request for an agreement from an owner regarding the firewood and fence at a home on Madigan Place had not yet been signed and returned. Mr. Hamer will write an article for the August Bulletin requesting prompt response from owners who have been contacted by SLOA.

Mr. Rhodes stated that homeowners and vacant lot owners should be kept to the same standards of maintenance. He also recommended that the greenbelts and vacant lots be mowed every two weeks during the growing season.

Greenbelts/Parks: Mrs. Ostrom reported that she had called a business whose vendor brought his dog with him, and asked that they discontinue this practice.

Mr. Dennis stated that the Landscaping and Greenbelts Chairmen had enough on their plates, and re-assigned dog complaints to the Security Chairman and parking violations to Mr. Failoni.

Limbs from three trees on the greenbelt that were overhanging a yard on SunLand Drive were trimmed back. The owner of the vacant lot adjacent to the same yard had been

contacted and asked to also cut the trees back, which was not yet done. Mr. Fortmann made a motion to secure the services of a tree company and bill the owner. The motion was seconded by Mr. Clark and opened for discussion. Mr. Fitzgerald stated that depending on the size and variety of the trees that SLOA may need to consult with an arborist and the whole ordeal could get complicated. Mr. Hamer suggested that SLOA might be creating a debt that it couldn't collect on. The motion was amended to sending a letter to the owner first, advising him that SLOA would contract for the work if it wasn't completed. The motion carried unanimously.

Mrs. Ostrom was soliciting bids for work on the front entrance landscaping, including replacing the four damaged rhododendrons with suitable plants that were damaged by a wayward truck.

This year's growing season is apparently more than one contractor can keep up with. Mrs. Ostrom and Mr. Rhodes will meet with the contractor to see if additional help is warranted.

A lot on Northwestern Place was overgrown again. The owner specifically stated that SLOA was not to cut it. Mrs. Ostrom stated that she should not have to contact the owner every time it needed maintenance. Mr. Failoni made a motion to send a letter stating that the lot is not being maintained in accordance with the CC&Rs, and that this would be a one-time notification that if the lot isn't kept to standards, SLOA will have the work done and bill the owner, who may be subject to a fine. The motion was seconded by Mr. Fortmann and carried.

Mrs. Ostrom and Mr. Rhodes were having difficulty getting two owners who each own half of the adjacent vacant lot to have the maintenance performed. It was decided to contract the work and split the bill between them.

Mr. Rhodes has been sending postcards to owners urging them to keep up their landscaping. He has also been sending post cards that praise owners for a job well done, which are greatly appreciated. Mrs. Ostrom may adopt this technique when contacting owners of vacant lots.

Secretary's Report: Mrs. Ostrom reported sending condolence cards to the families of Nina Benlan, Flora Spencer, Jim DeVogler, Jack McGhee and Marge Knee.

Special Coordinator: Mr. Failoni suggested placing on the upcoming ballot a place to vote on whether SLOA should seek counsel about whether it can limit rentals in SunLand. This issue was researched previously; the resulting answer being that it would be extremely difficult to achieve and to monitor. Mr. Clark made a motion to put the question to the membership on the ballot. Mr. Failoni seconded the motion which was defeated by a vote of six to one (6-1).

Communications and Grievance: A letter will be sent to an owner on San Juan Drive confirming that she has forfeited her right to an appeal.

Nominating Committee: Mr. Rhodes reported having no luck getting candidates for the Board.

Scholarship: Mrs. Ostrom reported that the four students selected for scholarships were Sarah Berkes, Rachel Hardy, Amy McAndie and Margaret Norlund.

Publications: - Articles for the August Bulletin will be due July 15th.

VIII. OLD BUSINESS

Mrs. Ostrom made the reservation for the Annual Meeting at the Sequim High School Auditorium on Monday, September 12th from 4:00 -8:00 p.m.

IX. NEW BUSINESS

A recipient was chosen for the Jess Taylor award.

A letter of appeal was received from an owner on Hurricane Ridge Drive. The rental home had been vacated by the tenants and the owner had it cleaned up. Due to the time involved in accomplishing the maintenance, the Board voted to deny the appeal of the \$100 fine, but waive the per day fines.

A letter drafted to owners of a poisoned vacant lot on Hurricane Ridge Drive was approved unanimously.

SLOA's webmaster had submitted his resignation. Mr. Dennis will negotiate the cost with a person who was recommended by Mr. Rhodes.

The benefits and expense of having a contract with Security Services Northwest were discussed. It was decided that a representative should be invited to educate that Board about exactly what services they provide.

X. ADJOURNMENT

At 11:45 a.m. Mr. Dennis adjourned the open meeting and convened an executive session to gather information and discuss potential employee compensation for the 2012 budget.

The Board reconvened in a public session at the close of the executive session and adjourned the meeting without taking any further action.