

**SunLand Owners Association  
Board of Directors Meeting  
March 19, 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  
Linda De Ivernois  
Eleanor Guion  
Jim Hammond  
Jeff Edwards  
Jim Wells  
Myrna Runkel  
Ron Bell

Excused: Kendall Casey

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

II. PUBLIC COMMENT PERIOD

Ann Zimmerman reported that her neighbor had put away some of the junk items during the recent hard rain. She asked if anything was being done about another neighbor's aggressive dog. Mr. Edwards replied that SLOA cannot make the owner remove the dog, but thought he was scheduled for court this week.

Guest member Bob Willis was introduced as a possible replacement Treasurer. He said he would talk with Mrs. De Ivernois and Celeste before making a decision.

III. MINUTES

The minutes of the February meeting were previously approved by email.

IV. PRESIDENT'S REPORT

Mrs. Ostrom called upon Cindy Rhodes to explain a problem in Division 17. Poison Hemlock and Canadian Thistle, both noxious weeds, were found growing on the greenbelt. Poison Hemlock can cause respiratory failure if touched, inhaled or burned. Because there is no other alternative, herbicides will be applied in the greenbelt in the next month and at least once again in the fall.

Division 17 also requested a variance from the requirement that greenbelts be used solely for the purpose of recreation and enjoyment. If SLOA and the Division 17 membership approve, it may be possible to contract with a farmer who would plant and harvest hay, and help eradicate the noxious weeds. Mr. Edwards made a motion to give permission to allow a farmer to hay and eradicate

noxious weeds for up to five years, at which time another request for variance would be considered. Mr. Bell seconded the motion, which carried 7-0.

Mrs. Ostrom acknowledged an email from David Coombes regarding clean up of the trees that were felled on the north slope. Since the name of the person who was responsible for cutting the trees has not been discovered, clean up will be the responsibility of the property owners. This responsibility was understood and agreed upon in a conversation with Jim Karr, president of Division 17.

Mrs. Ostrom reported receiving numerous calls regarding an unauthorized garage sale that was held at a rental at 400 Blakely Boulevard on March 8<sup>th</sup> and 9<sup>th</sup>. Mr. Hammond spoke with the tenant on the 8<sup>th</sup>, who cited a family medical emergency as a reason for the sale, and was told that a permit had been granted which was found to be untrue. Mr. Edwards notified the owner on the 8<sup>th</sup> of the \$250 fine. Mrs. Ostrom and Mr. Edwards spoke with the tenant on the morning of the 9<sup>th</sup> and after hearing of the medical emergency involving his son, Mrs. Ostrom granted him permission to continue the sale for that day only. The owner sent an email requesting that the Board reconsider the fine. Mr. Edwards stated that it was against the rules, the fine was set, and suggested that the owner request an appeal with the Grievance Committee. He will contact her and set up an appointment.

Another resident in Division 17 had complained to Mrs. Ostrom that the same tenant owns a monster truck with no muffler, and another vehicle with a company logo on it. Should the noise from the truck break a noise ordinance between 10:00 p.m. and 7:00 a.m., the Sheriff should be called.

SLG&CC manager Tyler Sweet notified Mrs. Ostrom of the club's intent to use dogs to control a duck problem. Since SLOA as an organization doesn't have jurisdiction over golf course property, Mr. Edwards made a motion to deny permission to allow dogs off-leash, but for SLOA to notify the homeowners via email as a precaution for their safety. The motion was seconded by Mr. Wells and carried 7-0.

- V. TREASURER'S REPORT – Mrs. De Ivernois stated that she would be moving back to Pennsylvania in May. The home will be rented until she and her husband decide to return. She distributed 2014 budget worksheets to the directors with expenses, and asked that they be returned to her box by April 29<sup>th</sup>. A draft budget will be compiled for the May meeting.
  
- VI. OFFICE MANAGER'S REPORT  
Celeste reported that of the nine members' dues that had not been paid, four homes were foreclosed, another vacant, one owner deceased, and three homes were owner-occupied.

She asked for Board confirmation that an unpaid fine by a homeowner would constitute grounds for restricting a tenant's access to SLOA facilities. Mr. Wells made a motion that the Board enforce the regulation that privileges are suspended until the fine is paid. Mr. Edwards seconded the motion, which carried 7-0.

## VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that his committee had approved applications for a fence, and a porch with screening. Final inspection was complete on Greenway Drive.

Plans for a new 2,275 square-foot house on Hurricane Ridge Drive had been submitted, but there were a few corrections needed; the setback from the street, screening of the propane tank and heat pump, and the addition of a security light.

Two applications were received for removing a clump of 25-30 foot cedar trees from the north slope. The applications were sent to Division 11 for review. Thinning or replacement with appropriately sized trees would be preferred.

Following protocol, SunLand Water District requested permission to remove six or seven trees from around the main sewer lift station at Woodcock and Cassalary roads. The roots were causing major damage to a six-inch sewer main. Some other type of vegetation or screening will be placed at the site. The application will be approved.

### RV Storage:

Mr. Hammond reported that the electrical and telephone work for the security system were complete. The system will be installed within the next week or so. Larger security signs were in place. The weed control contract for 2013 had been signed. Mr. Wells offered the use of his utility trailer for hauling away winter debris.

Recreation: Mr. Bell reported that he had painted over some graffiti that recently appeared on a wall at the tennis courts. There was discussion about a type of paint that prevents graffiti from adhering. The cost is \$60 per gallon, and it was estimated that total cost would be about \$1,100. As this kind of vandalism is not commonplace, SLOA will continue to use paint on hand.

Security: Mr. Edwards stated that he had contacted the county regarding a broken crossing sign on Greenway Drive. A county official believes that the golf club paid for crosswalk markings in the past.

A radar unit was on order, but is in high demand. The delivery date is unknown.

Having received a complaint about a truck parked too close to a crosswalk on Madigan Place, Mr. Edwards spoke with the owner, who moved it.

The street lights were delivered and would be installed fairly soon.

Landscaping and Parking: Mrs. Guion and Mrs. Runkel sent good and bad landscaping postcards out a week prior. The yard at a rental on Sunset Place was improved. Mrs. Guion noted that a lot of people are leaving their garbage cans out way too long.

Greenbelts/Parks: Mr. Casey reported by email that he approved of digging a trench for drainage from a new home on Horizon View Drive through the greenbelt to Taylor Boulevard.

Communications and Grievance: No report.

Nominating Committee: No report.

Scholarship Committee: Mrs. Guion reported that the scholarship application was now available on the SLOA website. Three \$3,000 scholarships will be awarded this year.

Publications: Articles for the May Bulletin will be due April 15th.

Welcoming: No report.

#### VIII. OLD BUSINESS

The Board discussed a letter from the attorney regarding two requests for contributions to owners of RVs that were destroyed in the fire. Given that SLOA's lease agreement specifically disclaims liability for fire, and that the insurance carrier also respectfully denied any legal liability based on the same rental agreement, and that SLOA has not reimbursed for losses which have occurred in the past, the Board reluctantly came to the conclusion that the requests must be denied. The vote was three for and four against any contribution.

#### IX. NEW BUSINESS

All new business had been discussed previously.

#### X. ADJOURNMENT

The meeting adjourned at 3:05 p.m.