

**SunLand Owners Association
Board of Directors Meeting
March 20, 2012**

I. THE MEETING

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

In attendance were: John Hamer
 Monica Ostrom
 Diane Horton
 Eleanor Guion
 Larry Laing
 Chris Clark
 Steve Schermerhorn
 Tom Fitzgerald

Excused was: Dan Gellert

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the February meeting were approved.

IV. PRESIDENT’S REPORT

Following up on complaints of barking dogs, President Hamer spoke with two homeowners who complained about each other’s dogs. Any complaints from homeowners must be in writing with specifics. President Hamer read rules regarding the cutting of trees in SunLand and approvals.

Issue re: the speeding offender on Hurricane Ridge Dr was brought up. Monica Ostrom said she had spoken with the offender’s wife and all seems to be under control. Larry Laing also confirmed this.

V. TREASURER’S REPORT – Chris Clark – Taxes have been submitted and

paid; good for another year. Chris Clark passed out the SLOA budget schedule. Topics discussed included what is the max profit that can be made by SLOA as non-profit organization. Chris will research and bring up at next meeting.

VI. OFFICE MANAGER’S REPORT

No Report .

VII. COMMITTEE REPORTS

Architectural: Steve Schermerhorn first commented that there seemed to be a disregard for protocol and delegation by some members of the Board. Further, he felt that reading the rules re: cutting trees in SunLand, or any rules for that matter, were a waste of valuable Board meeting time and should be assigned as homework with discussion as an agenda issue.

Proceeding with the activity report for the prior month, one tree removal application was OBE (overcome by events) because the tree fell the night the request was submitted, a second, more complex one, needed to be worked out on site by the committee Chairman and the tree contractor's arborist. An amended plan was approved recognizing both SLOA rules and serious site specific safety issues. A detailed field report was filed. A new painting plan for a residence was also approved.

RV Storage: Mr. Hamer brought up the issue of removing debris around the RV Storage area, and will arrange for someone to do the clean up.

Recreation: Larry Laing – Discussion began re: lunch prices and ordering at the pool. The café has created a menu with all prices rounded off (ex: \$4, \$5, \$6) and no “change” involved (ex: \$3.98, \$4.89, etc). Mr. Laing is looking into details about installing a soda machine at poolside, near the sliding doors of the café. Motion made by Monica Ostrom for Larry Laing to look into this. Motion seconded by Chris Clark.

Security: Tom Fitzgerald reported the Security IT people had dropped the ball re: the security camera installations at pool, but they are on track now. The cameras can record for 14 straight days and are easily accessed. A demo can be done and Mr. Fitzgerald told IT that the balance will not be paid until a full demonstration is given.

Mr. Clark stated that the cameras should be as simple as possible for users and would like a full 30-day trial period once all bugs are worked out..

Mr. Hamer brought up the concern of quality of the night vision and how clear the pictures will be.

Landscaping and Parking: Eleanor Guion, reported a home on Horizon View Dr had a leaking gutter problem. A trash can was placed by renter under the leaking gutter. Eleanor had sent a letter to the homeowner who in turn responded that it was not their problem. President John Hamer was adamant that this was a problem between homeowner and renter and SLOA was not to get involved in problems like this. If the trash can placed under gutter was an eyesore, then SLOA

will contact homeowner and they will be fined if such items are not removed. All Board members were in agreement with this.

Greenbelts/Parks: Monica Ostrom reported that during one of many storms that occurred, a tree from a vacant lot had fallen onto the fence of the next door property. Monica called the homeowner in California asking to have a tree service cut down the tree before it falls onto the roof. She then followed up with a letter and picture to homeowner. She stated that another tree from another vacant lot fell onto the roof of an adjacent home piercing the roof. Monica was contacted by the daughter of the owner of the vacant lot. She told the daughter that all is between the owners of the two properties.

Communications and Grievance: Diane Horton – No report.

Nominating Committee: Diane Horton – No report.

Scholarship Committee: Eleanor Guion - No report.

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

Welcoming: No report.

VIII. OLD BUSINESS

Garage Sales: President John Hamer stated that renters of SunLand cannot have garage sales, only homeowners. Monica Ostrom stated that she had spoken with many homeowners re: increasing the number of garage sales allowed in SunLand and charging a \$75 fee for permits. The \$75 fee was resoundly opposed, but people were split on allowing additional garage sales. Diane Horton said she had also spoken to homeowners and all were against additional garage sales.

Tom Fitzgerald suggested allowing homeowners a garage sale every five years with an example of someone living in their home for 15 or 20 yrs and only allowed a sale when they move in or move out.

Steve Schermerhorn suggested a five year lottery on garage sales as a sort of rotation.

Motion by Chris Clark for discussion of modifying garage sale rules. Motion seconded by Monica Ostrom. Then a vote was put out for allowing further discussion about more garage sales in future: Five in favor and two against. Proposal by Tom Fitzgerald that for next meeting all board members have a proposal for any garage sale rule modifications.

IX. NEW BUSINESS

Security Services Contract: Mr. Hamer asked the Board to consider the Security Services contract and what SLOA is getting for their money. Security is the 4th largest expenditure of SLOA at \$2000/month.

Chris Clark said he had asked Security Services NW to attend a board meeting to explain their schedule and services, but they never showed at the meeting. Monica Ostrom asked what the term of the contract is, if there is a contract. Mr. Fitzgerald was asked to look into this.

Observations/Considerations of SunLand and New Part-time Position for SLOA: Treasurer Chris Clark passed out a proposal to hire part-time field staff and considerations of this. After Board members read the proposal, there were pros and cons stated by all. President John Hamer concluded this issue by stating for all to read it thoroughly and discussion will continue on this for the next two or three Board meetings.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:01p.m.