

**SunLand Owners Association
Board of Directors Meeting
May 15, 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
 Steve Schermerhorn

Excused were: Dan Gellert
 Chris Clark
 Tom Fitzgerald

II. PUBLIC COMMENT PERIOD

David Owen stated that he and his wife had witnessed or experienced several incidents of attacks by off-leash dogs. He asked that the Board consider raising the fine for these violations. He presented to the Board a four-page document of these incidents, which will be filed with the minutes in the SLOA office.

Jim Karr urged the Board to avoid putting items on the agenda for future meetings, namely a.) the SunLand Directory format and b.) hiring an employee to serve as a landscape enforcer, until a comprehensive plan of cost and consequences for each can be provided. His letter will be filed with the minutes in the SLOA office.

III. MINUTES

The minutes of the April meeting were approved.

IV. PRESIDENT'S REPORT

President Hamer reported that some tree issues had been resolved, and stated that an exterior paint submittal should be reviewed by the Board in the sunlight after the meeting (one of the owner's choices was approved by a majority.)

He had received no response other than one question about his request for volunteers for an investment committee. He suggested that concern over liability was the issue.

TREASURER'S REPORT – Chris Clark – No report. At Mr. Clark's request, Celeste provided an initial draft of the 2013 Budget. Mr. Schermerhorn suggested hiring a community planner. There was no motion to do so.

V. OFFICE MANAGER'S REPORT

Celeste reported that escrow had closed on five homes since the beginning of the year, and only one would be owner-occupied.

In light of recent events, Mr. Schermerhorn suggested that a single signature checking account be established to expedite payment for necessities. In lieu, Mrs. Horton made a motion to increase the Petty Cash account to \$300. The motion was seconded by Mrs. Guion and carried.

VII. COMMITTEE REPORTS

Architectural: by Steve Schermerhorn. “This month was explosive, in addition to a couple of normal permit transactions, we had an approved paint scheme vetoed, a tree application for a tree that wasn’t on homeowner property or a greenbelt which left me wanting for a proper applicant, and a tree application train wreck. The first aid prescribed by our Board nurse Monica was the formation of an ad hoc committee to serve until a permanent committee is established to replace it, as should probably have been done at the beginning of the term of this Board. The interim committee is Monica, Larry, and I.

“One dilemma unveiled was that the CC&R about tree preservation is not realistic or appropriate for the condominiums on the north slope of Division 7 where property values depend on views of the Strait and points west.

“We have several tree removals on one application with some on homeowner and some on greenbelt property pending Certified Tree Risk Assessor inspection at shared obligation.

“To deal with the most contentious petition in hand we adopted an interim working guideline: If there is some realistic probability of damage or danger, and the parties to the application genuinely fear catastrophic failure of the subject tree, the tree removal should be approved, trumping all other arguments.

“The homeowners on Taylor next to the problem dog are being forced to build a fence, application pending fence design, because gates are left open, the dog runs free and continues to foul their yard.”

At this time Mrs. Horton, Grievance Committee Chair, reported that the committee had received two appeals, and they recommended to the Board that removal of one tree on San Juan Drive, and two on Horizon View Drive be approved. Mrs. Horton made a motion, which was seconded by Mrs. Ostrom to allow removal of the trees. The motion carried.

RV Storage: Mr. Hamer reported that the frost-free water spigot had been installed, and the trees along the south fence had been trimmed. He stated that some of those trees would most likely have to be removed in about five years, due to their size and location.

An electrical problem had been fixed and electricity will be extended to one more space on the north side.

There was some discussion about options for controlling weeds in the area near the well head. No resolution to the problem yet.

Recreation: Mr. Laing reported that he repaired the rain gutters at the pump house and would be trimming bushes. The area around the heat pumps should also be complete before the pool opens.

Security: Mr. Hamer reported the problem dog on Madigan had been photographed off-leash and the owner of the home was fined \$100. An owner on San Juan was also fined \$100 for his unrestrained dog. Mrs. Ostrom made a motion to increase the fine for a second violation to \$200. A third violation is \$300. Mrs. Guion seconded the motion, which carried.

Landscaping and Parking: Eleanor Guion reported that landscaping is in bad shape at unoccupied homes for sale. The buyer of a home on San Juan intends to re-landscape the yard.

An owner of a rental on San Juan complained that the home acquired a rodent problem due to the neighbor's many bird feeders. The Board agreed that SLOA should not attempt to limit bird feeders.

The practice by some residents of parking unused vehicles long-term was discussed and will be investigated.

Greenbelts/Parks: Monica Ostrom contacted the owner of a rental on Leslie Lane whose tenant was parking at the top of the adjacent vacant lot and killing the grass. The truck was in the driveway the following day.

She will contact the owner of a vacant lot on Madigan where there was a large pile of grass clippings.

Mrs. Ostrom was in the process of getting bids for removal of some trees that are dying from English Ivy invasion in the greenbelt behind a home on Sunset Place.

Mrs. Ostrom suggested that the most time consuming committee positions be rotated between members of the Board so that history and knowledge can be shared and no one person is overworked.

Communications and Grievance: Diane Horton – Reported previously.

Nominating Committee: Mrs. Horton reported that she currently had four volunteers to run for the Board of Directors.

Scholarship Committee: Eleanor Guion – The names of the scholarship winners had not yet been released.

Publications: The next Bulletin will be the August issue. The deadline for copy is July 17th. Celeste asked that all submissions be received no later, as the August issue contains the budget and Board candidates that will be voted on at the September Annual Meeting. The absentee ballot contained within must be mailed in time to allow for its return prior to the meeting.

Welcoming: No report.

VIII. OLD BUSINESS

Mr. Hamer stated that the proposal to hire a field employee was dropped for lack of Board support.

IX. NEW BUSINESS

A special request to park a handicapped equipped RV in a driveway for a guest for two weeks was approved.

X. ADJOURNMENT

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