

SunLand Owners Association  
Board of Directors Meeting  
April 21, 2015

- I. The meeting was called to order at 10:00 a.m. by Bob Willis, President.

In attendance were: Jim Wells  
Jim Hammond  
Jennifer Sweeney  
Steve Loska  
Bobbie Piety  
Fred Smith  
Randy Skoglund  
Ken Larson

Guests in attendance: Terry Hummel, Susan Hamman, Keith Parsons, Phil Merlin

- II. 15 Minute Open Comment Period:

Mr. Merlin, a new resident on Foursome Drive, stated that the Foursome Building Condominium has very poor lighting on the north side of the building out to the sidewalk.

- III. PRESIDENT'S REPORT:

Mr. Willis made a motion to approve the agenda, which was seconded by Mr. Larson and carried.

Mr. Willis acknowledged receipt of a letter from a tenant who requested a garage sale. After some discussion, the Board chose to uphold the vote of the membership at the last annual meeting that renters should not be allowed to have garage sales.

Mr. Skoglund made a motion, seconded by Mr. Larson, to avoid any comment about a letter written to the editor of the local newspaper. The motion carried unanimously.

- IV. TREASURER'S REPORT:

Mrs. Sweeney reported that membership dues had been collected at 100% of those budgeted. Only a few expense lines were slightly over budget for this time of year, but expenses as a whole were at 20.6%.

- V. OFFICE MANAGER'S REPORT:

Celeste stated that she and Wallene would be out of the office on May 12<sup>th</sup> and 13<sup>th</sup> for a two-day software training class. Georgia Duschka will work those two days.

## VI. COMMITTEE REPORTS:

### Architectural:

- Mr. Smith reported that an application for a six-foot white vinyl fence was denied.
- Division 11 will attempt to re-shape some trees that were previously topped. They will be removed only if necessary.
- An application was approved for the removal of four trees that were damaging a driveway and raising the concrete four-six inches.
- An application for a large play set in a front yard was denied, but it would be allowed in a back yard.
- A homeowner's association cannot, by law, prohibit solar panels, but can write guidelines for their installation. Mr. Smith and Mr. Larson will draft them.

### R.V. Storage:

Mr. Hammond stated that the P.U. D. had not plans to replace the lighting with LED fixtures.

### Recreation:

Mr. Wells distributed a written progress report and a list of new issues at the pool. He made a motion to allocated \$2,300 for the items outlined in his report, which will be appended to the official minutes. The motion was seconded by Mr. Hammond and carried. The recreation questionnaire in the May Bulletin will help determine whether there is interest in additional pool hours, exercise equipment or a water exercise instructor. Pool personnel issues will be discussed in executive session.

### Roads and Security

Mr. Skoglund stated that the past month was challenging. He had been working with Ross Tyler of Clallam County and County Commissioner Jim McEntire regarding recent flooding due to less than adequate storm drainage. Tom Shields of SunLand Associates steered him in locating road dedication documentation. Part of the problem exists where homeowners have blocked culverts with rocks, weeds, etc.

Another flooding problem occurred where run-off from one homeowner's property was heading onto another's property.

### Greenbelts and Vacant Lots:

Mr. Loska received two bids for maintenance of Lot 207. The contract will be awarded to the low bidder for \$3,000 plus tax per year.

Several tree companies were contacted to look at the trees in the greenbelts that were deemed most hazardous. Contractors stated that they were still cleaning up after winter storm damage, and wouldn't be scheduling more work soon. Another tree company was scheduled for the following day.

Landscaping:

Mr. Larson stated that he had asked for samples of reserve studies. Two reserve study companies had let him down. Mr. Wells made a motion to move ahead with one reserve study (vs. consecutive studies) for \$2,960. Susan Hamman offered to share a copy of the study that Division 17 recently had done. Mr. Skoglund seconded the motion, which carried six for and three against. Association Reserves will be awarded the contract.

- VII. The Board adjourned the regular meeting at 11:40 a.m. and convened an executive session to discuss personnel.
- VIII. The Board re-convened the regular session at 11:55 a.m.  
Mr. Wells made a motion to write a letter to a person telling the individual that SLOA will not employ her this year. The motion was seconded and carried.
- IX. NEW BUSINESS:  
Mr. Skoglund reported that SunLand Associates is still receiving a weed control tax bill from the County for property along Taylor Boulevard. Mrs. Sweeney agreed to do a title search to find out when the roads were dedicated to the County.
- X. The meeting adjourned at 12:15 p.m.