

SunLand Owners Association
Board of Directors Meeting
February 17, 2015

- I. Present were: Bob Willis
Steve Loska
Randy Skoglund
Ken Larson
Jim Hammond
Bobbie Piety
Fred Smith
- Excused: Jim Wells
Jennifer Sweeney
- Guests: Judy Field and Susan Hamman, Division 17
- II. The agenda was approved.
- III. The January minutes were approved.
- IV. President's Report
- a. The purchase of Lot 207 was negotiated at \$20,000. SLG&CC first wrote up a quit claim deed, but SLOA's lawyer recommended a statutory warranty deed along with a plat showing the easement for the well pump house and any pertinent plumbing. The water rights must also be written into the deed.
 - b. President Willis quoted Robert's Rules of Order on a few sections regarding motions. Any planned motions should be written for the Secretary prior to a meeting. After discussion, a Board member can call the question and the motion can then be voted on. Motions under consideration should be postponed until another meeting rather than "tabled."
- V. Treasurer's Report: An email from Mrs. Sweeney stated that 92% of homeowner's dues had been collected. Celeste stated that she had recently sent out 50 late notices. Ms. Piety made a motion to increase late fees, which she later retracted. Mr. Larson said that Washington has a law that Homeowner's Dues are a first lien priority. Mr. Larson made a motion to refer to a committee to look into Washington law on this subject. The Motion was seconded by Ms. Piety and carried. Mr. Larson will head this committee.
- VI. Committee Reports:
- a. RV Storage: Mr. Hammond reported that the contract with Ken Still for weed control was signed for the same amount as last year.

- b. Recreation: No report
 - c. Security: Mr. Skoglund reported that the owner on 17th court had agreed to repair his security light. A warning letter was written and will be sent to the owners of three dogs that have been allowed to run free on Hilltop Drive, and who have been tormenting neighbors. Copies will be sent to both parties.
 - d. Greenbelts and Lots: Ms. Piety reported that her letter including photos provoked a promising response from the owner of two lots on Horizon View Drive. She stated that vacant lot owners should be aware that the growing season has already begun and be prepared for additional weed control expenses this year.
 - e. Landscaping: Mr. Larson
 - f. Architectural: Mr. Smith reported that three and some of the normal tree applications had been approved. He met earlier this morning with arborist Richard Heffle to inspect the trees in SunLand and determine their health.
 - g. Grievances: None
- VII. Old Business: Mr. Larson had gotten three estimates for SLOA having a reserve study done. They ranged from \$2,600 to \$3,600. Discussion ensued, ending in Mr. Larson making a motion to postpone until further research could be done, seconded by Mr. Hammond, which carried.

Mr. Smith reported on his tour with the arborist. There is a diseased tree at the upper reservoir. White Fir trees are at the end of their life cycle. English Ivy is taking over the greenbelt north of Leslie Lane.

- VIII. Unfinished Business:
Mr. Larson stated that there is a bill in the house that would classify dangerous dogs by breed. Another item was the possible restriction of rentals, but a homeowners association cannot change the original intent of the covenants.
- IX. Adjournment: The meeting was adjourned at 11:30 a.m.