

SunLand Owners Association
Board of Directors Meeting
March 17, 2015

- I. Present were: Bob Willis
Jim Wells
Jim Hammond
Jennifer Sweeney
Steve Loska
Randy Skoglund
Ken Larson
Bobbie Piety
Fred Smith
- Guests: Joel Ogden and Susan Hamman
- II. The agenda was approved with one correction.
- III. The February minutes were approved.
- IV. President's Report
- a. Mr. Willis stated that the purchase of Lot 207 was moving forward. Mr. Wells and Mr. Hammond would be meeting with Pete Wilson at Clallam Title Company. He thanked them for their efforts in carrying the project through.
 - b. Mr. Willis asked that everyone think of prospective new Board members to replace the three outgoing Board members - Jim Wells, Jim Hammond and Ken Larson – before the July Board meeting. Mr. Willis will contact them.
- V. Treasurer's Report: Mrs. Sweeney reported that 99.2% of dues had been collected and that expenses were at 15% of budget.
- VI. Committee Reports:
- a. Architectural: Mr. Smith distributed copies of the Arboricultural Assessment of SunLand's trees. He asked that all Board members review the results and come up with recommendations on how to proceed. There were several trees in the Lot 209 greenbelt that were reported to be in failing health and could possibly have a compromised root system. The arborist recommended removal of at least four trees in Lot 209 prior to next year's wind-storm season (October). SLOA could take bore and root samples for analysis if it so desires. There were also signs of problems with trees in other greenbelt areas.

Mr. Skoglund made a motion to continue with the current arborist for testing and prioritizing the most problematic trees. Bids will be sought for their removal. The motion was seconded by Ms. Piety and carried unanimously.

There was discussion about presenting SLOA's results to the membership at the annual meeting, and urging homeowners to have their trees assessed.

- b. R.V. Storage: Mr. Hammond will be meeting with representatives from Clallam County P.U. D. to discuss retrofitting the fixtures at the facility with LED lighting.
- c. Recreation: Mr. Wells reported that a portion of the concrete around the pool was removed and replaced to check how well it is reinforced. There is 6" by 6" by 10-gauge wire within the concrete, so it won't offset at cracks. This project came \$315.00 under what the Board approved.

Mr. Wells made a motion to spend \$462.00 for painting a handicap parking space and cross-hatching the area next to it. Mr. Skoglund seconded the motion, which carried unanimously.

Mr. Wells expressed concern that there was no backup for Tim Mannor for maintenance of the pool. Ms. Piety stated that pool maintenance was not rocket science and that almost anyone could step in with minimal training.

Other pool area issues discussed were the maintenance of the restrooms, attendants' wages, and the possibility of adding exercise equipment. The pool may be kept open later in the evening a couple of days per week for those who work during the day.

- d. Security: Mr. Skoglund reported that the Security patrol had assisted a man down on San Juan Drive until medics arrived.

Mr. Skoglund suggested that owners of the homes that have been "grandfathered in" and don't comply with the dusk to dawn lighting requirement be required to install or repair them prior to any change of ownership, possibly during the escrow process. This could also apply to those with galvanized chain link or dilapidated wooden fencing. Mr. Larson stated that if the original CC&Rs don't call for this type of requirement, then a homeowners' association cannot add a rule. The subject was deferred until the next meeting for lack of specifics.

A rental home on Hurricane Ridge Drive was in violation of SunLand rules for several reasons: exterior maintenance, landscaping and parking. Whether the property management company inspects their rental homes was questioned.

The improbability of SLOA being able to limit the number of rentals was discussed again.

- e. Greenbelts and Lots: Ms. Piety stated that she had addressed a complaint about a dangerous tree in Lot 209, which has been inspected, and a complaint about moles in a greenbelt that were damaging a yard on Leslie Lane. There were no signs of moles in the greenbelt, just in the homeowner's backyard.
 - f. Landscaping: No report.
 - g. Grievances: None
- VII. Unfinished Business: Mr. Larson made a motion to have a reserve study which would cost \$1,430 per year. Mr. Wells seconded the motion. After discussion, a vote was taken and the motion failed with a vote of four for and five against.
- VIII. New Business:
Mr. Skoglund brought up the topic of providing \$750 to support the SLG&CC summer picnic. A proviso of this donation would be equal billing in advertising for SLOA. He urged Mr. Willis to write SLG&CC about this. Because of time constraints, an actual discussion of, and vote for, making this donation was postponed until the Board's next meeting.
- IX. Adjournment: The meeting was adjourned at 12:00 p.m.