

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

I. THE MEETING

The Board of Directors meeting was called to order by Mrs. Monica Ostrom, President at 12:38 p.m. at The Gathering Place.

In attendance were: Monica Ostrom
 Eleanor Guion
 Jim Hammond
 Jim Wells
 Kendall Casey

Excused were: Jeff Edwards
 Myrna Runkel

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the October meeting were approved.

IV. PRESIDENT’S REPORT

Mrs. Ostrom reported receiving complaints about hearing chainsaws in action on the north slope, which turned out to be landscapers using leaf blowers.

Investigation is continuing to identify the person or persons responsible for the unauthorized cutting of trees in September. Mr. Wells made a motion to properly word an offer of a \$1,000 reward for information leading to the identification of the person(s) who authorized the cutting of trees. The motion was seconded by Mr. Casey and carried unanimously.

Mrs. Ostrom announced that Linda De Ivernois will assume the Treasurer’s position for the remainder of the term ending in September, 2013. Mrs. De Ivernois’ resume had previously been approved by the Board via email.

V. TREASURER’S REPORT –A financial report was distributed to the Board and a summary given by Celeste.

VI. OFFICE MANAGER’S REPORT

Celeste reported that there were currently 150 known rentals, 17 of which were of unknown occupancy. Mr. Hammond and Mr. Wells offered to help determine if they were actually occupied or vacant. Celeste also stated that in the past three months 15 property owners were found to have changed their mailing address and hadn’t contacted the Association. An article in the November Bulletin was written to remind people of the need for this information.

VII. COMMITTEE REPORTS

Architectural:

Jim Wells reported that his committee had approved three applications, a fence, a propane tank, and removal of a diseased tree. He would be speaking with the son of an owner where a tree was removed without approval and damaged a neighbor's fence.

RV Storage:

Mr. Hammond shared pictures of the extensive concrete work necessary for repair of the wash pad drain. The project is now complete.

Having done a background and reference check, Mr. Hammond made a motion to accept an agreement to provide Phil Yurjevic and Suzanne Hunt with a place to park their motor home in exchange for security and light maintenance services at the facility. The motion was seconded by Mr. Wells and carried unanimously.

A low bid of \$3,600 to replace the receptacles along the easternmost fence was received. Mr. Hammond opined that the work was of low priority and was not worth the expense at this time.

He was also researching some locally available security camera systems.

Recreation: No report.

Security: No report.

Landscaping and Parking: Mrs. Guion reported that a letter was being sent to the owners of a rental on Sunset Place, whose property had been an eyesore since the arrival of new tenants.

There was no improvement to an aforementioned SunLand Drive property.

Greenbelts/Parks: Mr. Casey reported that a branch from a tree on Greenbelt 209 that posed a danger to a fence on San Juan Drive and nearby debris had been removed at a cost of \$675.00.

An arborist quoted \$957.00 to trim back a tree whose branches could impact a nearby house but posed no imminent danger. Mr. Casey will get another quote.

Communications and Grievance: The committee recommended that a fine imposed on a dog owner should be revoked because the fine for a first offense was not advertised prior to the incident. Mr. Casey made a motion to accept the committee's recommendation. Mr. Wells seconded the motion, which carried.

Nominating Committee: Mrs. Guion stated that she had not yet found another member willing to assume the current vacant Board position, but that she was compiling a fairly good list of those who would consider a Board position in the future.

Scholarship Committee: Pat Willis was appointed to replace Margo Sanders, who resigned from the committee.

Publications: Articles for the February Bulletin will be due January 15th.

Welcoming: No report.

VIII. OLD BUSINESS

The Board resumed its review of the Rules and Regulations. The review will be continued to the December meeting.

IX. NEW BUSINESS

A request for special consideration for a garage sale was approved.

Celeste reported that the five-year Canon copier lease was expiring and provided several options for the Board to consider. Mr. Wells made a motion to purchase the current copier at fair market value (\$1,942.25 plus tax), and continue the maintenance agreement with Pacific Office Equipment at \$50 plus tax per month. Canon guarantees parts to be in stock for at minimum of seven years.

X. ADJOURNMENT

The meeting was adjourned at 3:40 p.m.