

**SunLand Owners Association  
Board of Directors Meeting  
October 18, 2011**

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  
                                  Chris Clark  
                                  Tom Fitzgerald  
                                  Larry Laing  
                                  Diane Horton  
                                  Steve Schermerhorn

Excused                    Eleanor Guion

Guests: Eldon Dennis, Jan Dennis, Jim Karr, Brian Bailey, Pamela Laing and Gene Ross

II. PUBLIC COMMENT PERIOD

SunLand Water District Manager Mike Langley expressed concern about the spraying of herbicides in the RV Storage facility. He stated that a portion of the lot lies within a 100 radius of a well head. He recommended that SLOA look into an alternative way of weed control.

Gene Ross noted excerpts from the CC&Rs and Board policy regarding the number of members required for the Architectural, Grievance and Nominating Committees. He expressed concern that the presiding officer was also employed full time and a member of three committees. As the Board's goal is enhanced enforcement of the CC&Rs, he suggested that they consider raising the number of Board members to eleven.

Brian Bailey expressed concern about the recent transfer of ownership of the 30 acres of open space surrounding Division 17. The Board would discuss this further during the regular agenda.

III. MINUTES

The minutes of the September meeting were approved.

IV. Nominating Committee Chairman Diane Horton made a motion to appoint Dan Gellert to fill the remainder of a term ending in 2012. The motion was seconded by Mr. Fitzgerald and carried unanimously.

V. The transfer of property to Division 17 was discussed. Whether the transfer should have been approved by the SLOA membership, the level of maintenance required, and the fact that the SLOA CC&Rs are the controlling document were the main points of discussion. The following is quoted from the Division 17 CC&Rs, which was discussed but not read verbatim at the meeting:

“15.4 Golf Course. Division 17 is Platted for a nine hole golf course, and Declarant fully intends to provide such facility at a certain point in the Phasing of construction, however, changing demographics and/or economic conditions may render that course of action unwise. In that event the resulting open space would become a part of Division 17’s Common Area.

15.5 Transition Buffer. Until such time as the golf course is completed, Declarant will create a 100’ “Transition Buffer” zone between the fully landscaped Common Areas of completed units and the non-landscaped area that is to be the golf course until such time as the Division 17 Owners Association is formed at which time they will assume the maintenance responsibility. Maintenance shall consist of, but not be limited to periodic mowing.”

Mr. Gellert agreed to research the issue and write a summary of his findings. At the request of the SLOA Board, Jim Karr agreed to be a liaison between Division 17 and SLOA.

Mr. Clark made a motion to discontinue the discussion for the time being. The motion was seconded by Mr. Fitzgerald and carried.

VI. PRESIDENT’S REPORT

Mr. Hamer reported that a letter was written to an owner that had a covered vehicle in his driveway, which is not in compliance with Rules & Regulations Section II, Item 1. - Parking. SLOA received a letter from the owner, which was accompanied by a letter from a physician, stating an undisclosed “medical reason” for the car cover. After some discussion, the Board agreed that the rule must stand. Mr. Hamer will follow up with a phone call and letter to him.

Mr. Hamer stated that he had an appointment to meet with a representative from Davis Sand & Gravel on Wednesday, October 19<sup>th</sup> at 11:00 a.m. Mr. Schermerhorn agreed to accompany him.

VII. TREASURER’S REPORT

Mr. Clark stated that the SLOA meeting dates and hours should be changed to accommodate those Board members who are employed full time. He made a proposal to amend the 2012 budget to raise the homeowners’ dues \$100 per year and hire part time field staff, purchase a vehicle for patrolling, and purchase HOA software to assist staff in documenting violations of the CC&Rs. Members of the Board stated that the dues cannot be raised without a vote of the membership, and that although they are volunteers, they had committed to a certain amount of time spent to govern the community. Mr. Clark excused himself to return to work.

VIII. OFFICE MANAGER’S REPORT

Celeste reported that the Directors and Officers policy had been renewed and the premium was \$321 lower than last year. She noted the lack articles she had received for the Bulletin. Another house had recently sold and was intended for a rental.

## IX. COMMITTEE REPORTS

Architectural: Mr. Schermerhorn reported that plans had been approved for a new home on Horizon View Drive. An exception to the six-month exterior completion requirement was made. The foundation will be poured in October before the rainy season. Framing will not begin until January, at which time the six-month requirement will begin. Two garden sheds were approved.

RV Storage: The herbicide issue was discussed briefly. Mr. Hamer will contact the maintenance contractor.

Recreation: Mr. Laing reported that he had finished painting the fence, the furniture was under cover, and that he would be working on the damaged benches over the winter.

Security: Mr. Fitzgerald reported that street light issues on Emerald Drive, Taylor Boulevard, and Hilltop Drive had been resolved. He had received a few dog complaints and was working on them.

Mr. Fitzgerald reported that he had not been successful in getting more bids for the security cameras at the pool. He made a motion to accept the bid from Security Services, which was seconded by Mr. Schermerhorn. The motion carried with a vote of six for and Mr. Hamer opposed.

Mr. Fitzgerald will contact the county regarding a broken street sign at SunLand Drive and Sunset Place.

Landscaping and Parking: Mr. Hamer & Mrs. Guion had taken a tour of the area and found most properties to be in order. Mr. Gellert accepted a position on the committee and will relieve Mr. Hamer.

Greenbelts/Parks: Mrs. Ostrom reported success with issues on Horizon View Drive and Taylor Boulevard. She has been communicating with the owner of a lot on Harleman Drive who has contested a bill for trimming bushes around the neighbors' mailboxes that are on the front of his lot. Mr. Laing made a motion, which was seconded by Mrs. Horton, for a letter to be sent stating the Board's determination that the bill is his responsibility.

An amendment to Item #10 the Rules & Regulations was approved as follows:

**“Maintenance of Lots** - Vacant and Improved (with residence) - Owners shall maintain their lots, boundaries as platted, as required in Article IV, Section 7 (I) of the Covenants. (Rev. 10/11)”

Communications and Grievance:

Mrs. Horton stated that the Grievance Committee (Horton, Schermerhorn, Guion) had met with the owners of 231 San Juan Drive. It was the committee's recommendation and moved by Mrs. Horton that the lien remain on the property

until the fines and recording fees are paid in full. The motion was seconded by Mr. Fitzgerald and carried unanimously.

Scholarship Committee: No report.

Publications: No report.

Welcoming: No report.

X. OLD BUSINESS

There was no old business.

XI. NEW BUSINESS

On behalf of Chris Clark, Mr. Schermerhorn made a motion to hire a part time employee and purchase a suitable vehicle, software, and supplies to enforce CC&R maintenance requirements, funded by a \$100 increase in annual homeowners' dues. The motion died for lack of a second.

Mr. Fitzgerald made a motion to discuss a change in the date and time for the regular SLOA Board meetings. The motion seconded and opened for discussion. There was a suggestion that the meetings could be held in the evening or on a weekend every other month. It was noted that meetings need to be scheduled on a regular date and time. The motion was tabled until the next meeting so that Board members could give some thought to their schedules.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:22 a.m.