

**SunLand Owners Association  
Board of Directors Meeting  
September 17, 2012**

I. THE MEETING

The Board of Directors meeting was called to order by Mrs. Monica Ostrom, President at 1:00 p.m. in the Conference Room.

In attendance were:     Monica Ostrom  
                                  Larry Laing  
                                  Eleanor Guion  
                                  Jeff Edwards  
                                  Jim Hammond  
                                  Jim Wells

Excused:                   Chris Clark

Guests:                   Kendall Casey  
                                  Myrna Runkel

Mrs. Ostrom welcomed Kendall Casey and Myrna Runkel, who had volunteered to fill the two vacant Board positions. After a short discussion with them, they were excused so that the Board could take a vote. The Board voted unanimously to appoint them, and they were welcomed back to participate for the duration of the meeting. Kendall Casey will assume the two years left of a term vacated by Diane Horton, and will take over Greenbelts and Vacant lots. Myrna Runkel will assume the one year left of a term vacated by John Hamer, and will assist Eleanor Guion with Landscaping and Parking issues.

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the August meeting were approved.

IV. PRESIDENT’S REPORT

Mrs. Ostrom reported that her first week as President was a busy one. Incidents involved the gravel area at the Tennis Courts, an injury caused by a dog that was off-leash, and a break in at the RV Storage facility. She also spent time finding two volunteers to fill Board positions, and booking the Clubhouse for the 2013 Annual Meeting, which will be September 11<sup>th</sup> at 5:00 p.m.

V. TREASURER’S REPORT – Chris Clark – No Report.

VI. OFFICE MANAGER’S REPORT

Celeste stated that she would be on vacation the following week. The office will be staffed by Carolyn Markgraf. She purchased and installed a new printer/fax/copier/scanner over the weekend. The bank account signature change resolution was obtained.

## VII. COMMITTEE REPORTS

### Architectural:

Jim Wells will Chair the Architectural Committee. Nancy Harlan will participate and Mr. Wells will find a third person. An application for tree removal on Sunset Place was pending. The property line bordering a Greenbelt must be established.

RV Storage: Jim Hammond reported that on his first day as Chairman he was notified that the fence had been cut again and several items were stolen. The fence was repaired in three places at a cost of \$200.00. R.V. surveillance options were discussed and will be investigated.

Mr. Hammond went through the storage area with Eldon Dennis. The east side electrical will need some upgrading and more gravel is needed in several more areas. He had reviewed the weed control contract with Ken Still, who then did more clean up.

Celeste stated that she had received a report that one of the lights was out. It is one that P.U.D. is under contract to maintain. Mr. Hammond will contact P.U.D.

Options for extending the main gate inward were discussed. Large rigs with tow vehicles do not have sufficient room to get off the road while opening the gate.

Recreation: Larry Laing reported that teen in an unlicensed four-wheeler was observed doing donuts in the gravel area at the Tennis Courts. A parent was contacted, who was to instruct the teen to rake the gravel out within a week. Jeff Edwards suggested that if someone were to take a picture of such an event, that the person could be trespassed from the area by the Sheriff's Department.

The pool closed on September 16<sup>th</sup>, and there had been requests to keep it open while the weather was good. The logistics of the maintenance contract and associated costs were cited as the reason for not doing so. It was recommended that the pool season be bumped back next year to incorporate the typically good September weather.

Security: Jeff Edwards – Having extensive background in Public Works, Mr. Edwards stated that he would continue with the street light replacement project. P.U.D. has grant funding available for energy saving upgrades. Celeste noted that there is some money in reserves that is allocated for street lights. The street light at the corner of Leslie Lane and Emerald Drive was out. Mr. Edwards volunteered to replace it.

Landscaping and Parking: Eleanor Guion reported that the real estate agent had done some clean up at the foreclosed property on SunLand Drive. There was discussion about whether it was sufficient and what SLOA's legal rights are regarding entering a property.

An owner on Taylor Boulevard who had a trailer parked at the home longer than 72 hours had been notified. The owner of a commercial vehicle parked on Horizon View Drive will also be notified. Mrs. Guion and Mr. Hammond will review the parking rule as to the definition of a commercial vehicle.

Greenbelts/Parks: Mrs. Ostrom stated that she would be meeting with Kendall Casey, the new Chairman, and touring the greenbelts and vacant lots later in the week.

She spoke with a renter about the rule on political signs. They cannot be erected until 30 days before an election and must be removed the day after. The renter removed the sign.

Communications and Grievance: No report. Mr. Edwards, Mr. Hammond and Mr. Casey had agreed to manage this committee's work as necessary.

Nominating Committee: No report.

Scholarship Committee: No report.

Publications: No report.

Welcoming: No report.

VIII. OLD BUSINESS

There was discussion about the quality of security service being provided to SLOA, and the need for oversight by the Director of Security. Mr. Edwards stated that he would speak with the owner of the company.

IX. NEW BUSINESS

There was discussion about the need for additional security at the RV Storage facility. Options will be investigated.

After considerable discussion, Mr. Edwards made a motion, seconded by Mr. Hammond, to hold the monthly meetings on the third Tuesday of each month at 1:00 p.m. throughout the remainder of 2012. The motion carried with a vote of 8-1, with Mr. Laing opposed. Mr. Edwards made a motion to table the discussion about holding Board meetings at night during the summer months. The motion was seconded by Mrs. Runkel and carried unanimously. Scheduling meetings for 2013 will be discussed again at the October meeting.

A welcoming party was scheduled for September 18<sup>th</sup> from 5:00-6:30 p.m. Board members were encouraged to attend.

Mr. Edwards listed several places in the governing documents that he felt needed further discussion and clarification. The subject will be discussed in October.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:00 p.m.