

**SunLand Owners Association  
Board of Directors Meeting  
April 23, 2013**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. Jeff Edwards, Vice-President, at 12:30 p.m. at The Gathering Place.

In attendance were:     Jeff Edwards  
                                  Linda De Ivernois  
                                  Eleanor Guion  
                                  Jim Hammond  
                                  Myrna Runkel  
                                  Jim Wells  
                                  Kendall Casey

Excused:                    Monica Ostrom  
                                  Ron Bell  
                                  Celeste Lilley

Mr. Edwards welcomed the guests in attendance and opened the public comment period.

II. PUBLIC COMMENT PERIOD

Jim Karr shared that he is trying to solve a puzzle. He photographed the berm west of the RV Park and is looking for who may have sprayed herbicides outside of the RV Park. Jim Hammond reported that he will check with the maintenance person to see if he had sprayed. Jeff reported that it is outside of our area. No one on the Board knows who may have done this. Jeff will ask Mike, the utility manager, and Kendall will ask Tim Mannor.

Mark Ostrom shared a comment about the entrance area where the six trees had been taken out and suggested that after having spoken with the Water District, they are willing to pay for either replacement for bushes or a sign. Mark asked whether this could be possible. Jeff tabled this to be discussed during our next meeting.

Mark's second question raised a concern about the greenbelt behind Hurricane Ridge Dr. There is quite a bit of standing water (3 or 4" deep) with invasive species of some sort – 30' x 80' – possible blackberry. What can we do to eliminate that? The remaining greenbelts are clear of this. Mark volunteered to clear it with permission. Kendall commented that there IS a lot of growth and agrees that it should be cleared. Jeff asked Kendall to go with Mark to check it out after the meeting.

III. MINUTES

The minutes of the March meeting were pre-approved via email transmissions in order to post those minutes on the web.

IV. PRESIDENT'S REPORT

Mr. Edwards shared that Mrs. Ostrom gave him no report.

- V. TREASURER'S REPORT – Dr. De Ivernois reminded Board members that all proposed budget paperwork is due to her by April 30. She will prepare the proposed budget in time to hand over to her replacement, Bob Willis, at the end of the May meeting. A budget must be approved by the Board no later than July for publication in the August Bulletin and SLOA membership approval at the annual September meeting.

The current profit and loss statement was discussed.

VI. OFFICE MANAGER'S REPORT

In Celeste's absence, Dr. De Ivernois shared that Windermere has finally paid their three quarters in arrears share of the Foursome maintenance and that of the six residents yet to pay their annual dues, which were due January 1<sup>st</sup> and delinquent as of February 1<sup>st</sup>, three are estates and the remaining three have been sent collection letters. As had been adopted at the February meeting, a late charge of \$10 is assessed after the first month, \$25 after the second month, and \$50 after the third month. Dr. De Ivernois requested a conversation regarding the follow-through thereafter of small claims court should those three homeowners neglect to send payment.

Jim Wells suggested that perhaps the cost of Small Claims Court be charged to the homeowner. Jeff shared that there seems to be no other recourse. All SLOA privileges would be suspended until fees were paid. Another concern raised by Jeff is of the time involved by Celeste. Jeff asked what other avenues could be used. He suggested that perhaps a discussion with the utilities office could affect payment. If fees aren't paid, utilities could be shut off. Linda De Ivernois will speak with Celeste about how this could be continued. Perhaps since the bill comes together, the first that should be applied would be the dues followed by the water/sewer. Jim Hammond referred to a possible precedence. This topic is tabled to the next meeting.

Note: Include this topic during the full membership meeting in September.

Dr. De Ivernois also shared that Celeste sent three condolence cards to the families of Ken Clark, Ruth Stebbins, Jack Dunham.

VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that things have been quiet. He now has five applications to deal with during the last five days. Two issues: tree removal on Ridge Top has gone past 30 days; we need to lien her house for \$250. An owner on Sunset Place wanted to put a fence in backyard facing Taylor Boulevard (green or black) – he wanted galvanized and put in galvanized posts and top rail with green or black fencing. He received a letter and has sprayed part of it black. Jim will wait to see if it is finished.

Myrna questioned how long the residents across from her have to do their landscaping. Jim reported that residents have six months from May 1<sup>st</sup> to complete landscaping.

Jim has some concerns with the new house on San Juan. They still have lumber around and no driveway. He will phone them to nudge them.

RV Storage: Mr. Hammond reported this has been a slow month – not much action. He has not heard of any follow-up action from equipment lost in the burglaries. The security system is up and running. It has not gone off! Jim shared the information of the new system in the upcoming newsletter. Jeff suggested trimming the trees evenly above the fence line. Jim will investigate pricing/bids. Jim reported that the new “live-in” manager applications are now being considered. There are only a few spaces left.

Recreation: Mr. Bell was absent from the meeting.

Security: Mr. Edwards reported that the lights are now all up – no concerns. The broken cross walk sign is now replaced. He is working with them still on the remaining cross walk markings/signs. He will be working next with the county on the pot holes. North SunLand pot holes will be taken care of through Estes Developer.

Eleanor got a complaint from someone who had a note about their front porch light being out. It hadn't been out long; unfortunately, this gentleman is blind and if he had known, he would have taken care of it. He asked whether he could be put on a list in the office for handicapped residents. Jeff also mentioned a similar instance with another elderly woman for which he replaced the light. Jeff recommended that Eleanor talk with Celeste. Jeff volunteered to help any of these people.

Jeff asked about homes that do not have front yard lamps. He owns a home that never had one and has not put one in. What do we do for those who do not have lights? How many are there? Jim Hammond suggested a solar light. Jeff will check with the security personnel to see if there is anyone else who may fall into this category.

Landscaping and Parking: Mrs. Guion reported that she and Myrna have found two pages worth of properties that need to be addressed. They will send cards.

Vacant house on SunLand Dr. – sale is pending. It has been a nightmare.  
Rental on Sunset Pl. – Eleanor and Jim Wells both went over to discuss the plans with the family for putting up a fence between the two homes. They are now planting and working on the home. Jim shared that this will more than likely be approved.  
Rental home on Leslie Lane with a vacant lot surrounded by two homes - vacant lot is owned by the two owners on both sides. The rental home now has a white truck in the back (either on the vacant lot or behind the home). Kendall will go check it out.

Eleanor also reported that a green metallic post in the bushes close to the greenbelt on Sunset Place has fallen back into the trees. Kendall will check this out as well.

The greenbelt off SunLand Dr. looks like someone is putting trash there (like dead ferns). Kendall will also check this out.

Greenbelts/Parks: Kendall reported that the mowing has started. He did a greenbelt tour with Tim Mannor. There are many areas within the greenbelts where homeowners' help would improve the condition (as Mark Ostrout brought up earlier).

Jeff shared that he had an issue with a few owners when he was cleaning up some greenbelt areas behind some of his rental homes. Some of the neighbors did not have

fences and they were concerned that he was out there. Jeff and Kendall want to discuss protocol for greenbelts - "available for SunLand residents use from dawn to dusk."

Jeff suggested tying the greenbelts together with pathways/trails to improve - possible future monies.

Note: Discussion for protocol of greenbelts and plan for future upkeep.

Communications and Grievance: One grievance – property owner of rental garage sale issue from North SunLand (garage sale had taken place without her knowledge). Grievance committee heard the grievance and made their recommendation.

Mark Ostroot shared that it is not clearly posted what type of sign homeowners post for garage sales. Perhaps a visual could be shared via web or posted in office area/pool area so that homeowners know what to look for. He also recommended that instead of waiving fines, perhaps waiving collection would be more appropriate.

Jim Karr recommended an escalating fine.

Topic tabled until next meeting.

Nominating Committee: A few prospects. Mark Ostroot is also interested.

Scholarship Committee: Eleanor talked to Pat Casey today; they have many fine candidates. They will have three names to us by the next meeting.

Publications: Articles for August Bulletin are due by July 15, 2013 (Note: this date is before the July Board meeting where budget will be approved by Board).

Welcoming: No report.

#### VIII. OLD BUSINESS

Bob Willis will be voted in for his 3 month replacement for Linda De Ivernois during the May 21 meeting.

#### IX. NEW BUSINESS

Garage Sale Rules – Kendall suggested new wording.

Question raised by Mark Ostroot regarding why we would not take advantage of the income by allowing renters to rent space in the RV lot, rent the beach house, etc. Jeff shared the concern over renter transiency. He suggested having a conversation regarding each of these independently;

- 1) Discussion began with the # of renters in a unit per year; With 150 renters, this could be quite extreme if they were allowed more than one a year. Suggestion: One garage sale per year allowed per household. Renters would pay a fee; Homeowners do not pay a fee. Jeff will talk with Celeste regarding the past history. Jim Karr and Jim Hammond shared irritation by some homeowners of having garage sales at all. Jeff suggested this be a topic for membership to vote on in September. Mark suggested perhaps a "Neighborhood Garage Sale". Jim Karr suggested utilizing the museum

property across from the high school rather than here to eliminate the massive traffic influx. Tabled until next meeting. Jim Karr – strength of renters is that they often become owners. Do we send newsletters to renters, Celeste? SunLand North also sends the new resident a welcome letter and rules. Celeste – please provide us a copy.

- 2) Discussion tabled for next meeting regarding renters being able to rent out an RV space or the beach house. \*If renter leaves a car/vehicle, you cannot move that vehicle. Verbiage could be “Tenant can use space with homeowner consent.”

Note: Some of these have been handled already by SunLand North – refer to [www.SunLandnorthownersassociation.com](http://www.SunLandnorthownersassociation.com)

X. ADJOURNMENT

The regular open meeting was adjourned at 2:38 p.m. Jim Hammond made motion, Eleanor seconded.