

**SunLand Owners Association
Board of Directors Meeting
December 17, 2013**

I. THE MEETING

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

In attendance were: Jeff Edwards
 Bob Willis
 Eleanor Guion
 Jim Wells
 Jim Hammond
 Ron Bell
 Kendall Casey
 Randy Skoglund

Excused: Mark Ostroot

II. 15 MINUTE PUBLIC COMMENT PERIOD

There were no visitors present.

III. MINUTES

The minutes of the November meeting were approved.

IV. PRESIDENT'S REPORT

Mr. Edwards stated that the meeting with division presidents regarding tree cutting rules had gone well, and that everyone had agreed that communication between neighbors was of utmost importance. The group will meet again on January 14, 2014, and hopefully come to an agreement about how the rule should be worded.

V. TREASURER'S REPORT

Mr. Willis distributed the budget report. SLOA was at 102% of projected income and 83.9% of expenses at the end of November. He stated that there was a need to discuss personnel salary and benefits, which would be done in executive session following the meeting.

VI. OFFICE MANAGER'S REPORT

Celeste reported sending condolence to the family of Joan Leach.

The office has been very busy with homeowners paying their annual dues and fees.

VII. COMMITTEE REPORTS

Architectural:

No report.

RV Storage: Mr. Hammond noted that security options were discussed briefly during the November meeting. Mr. Skoglund would be sharing some information with him that he had gotten from John Alden at Security Services.

The water supply was no longer frozen and the drain was working properly.

Recreation: Mr. Bell asked if the Board had any intention of following Jim Karr's recommendation to charge a fee for pool use. The answer was a resounding no. Mr. Edwards requested that all Board members consider the options for repairing or replacing the spa and send any thoughts to Mr. Bell via email. Access to the pool for the disabled was also discussed and will be researched.

Security & Roads: Mr. Skoglund stated that he had done some research into the Neighborhood Watch program. He will write an article for the bulletin and try to find out whether there is enough interest from the community to organize one. It would require many volunteers.

Four reports were received about Christmas decorations that were damaged or stolen. The security service was asked to beef up patrols in those areas. Mail tampering had also been reported.

Mr. Skoglund asked when the requirement to have dusk-to-dawn lighting went into effect. Mr. Wells stated that it wasn't required in the 1960's. A homeowner who installed a solar light keeps receiving a notice to repair it. Hers does not store enough energy during cloudy days to work throughout the night. Solar lights with a battery back up are available and LED lighting uses less power. Owners should install a security light if they don't already have one.

Landscaping and Parking: Mrs. Guion reported that the committee had not received any complaints lately. She and Mr. Wells had taken note of about 30 homes where holiday lighting was spectacular. Thank you cards will be sent to the occupants.

Greenbelts/Parks/Vacant Lots: Mr. Casey had some swamp willows removed from the greenbelt on Taylor and a widow maker removed from a 30' fir tree. Tim Mannor requested that reflectors be installed at the front entrance where vehicles had gone off the road. Mr. Skoglund will contact the county and request that they install traffic delineators there, at the intersection of Greenway and Taylor, and at the entrance to the R.V. Storage area.

Mr. Casey will be contacting the owner of two vacant lots that are badly in need of cleanup. He estimates that it will cost \$2-3,000, and that the owner will not be cooperative. The owner will be given a deadline for compliance or SLOA will have the work done and bill him.

Communications and Grievance: Mr. Casey stated that two issues were resolved and the committee was meeting with the third owner the following day.

Nominating Committee: Mrs. Guion and Mr. Wells reported having difficulty finding nominees for the Board. Volunteers will be needed to replace Board members Guion, Casey and Bell, who will be completing their term. Mr. Skoglund suggested that the Board host a get-together in late March or early April. It will be called “Dessert with the Board.” An invitation will be mailed to all resident homeowners.

Scholarship Committee: No report.

Publications: Articles for the February Bulletin are due by January 15th.

Welcoming: No report

VIII. OLD BUSINESS

Mr. Edwards stated that Mr. Ostroot must still accept the nomination for Vice-President if he intends to fill that position.

IX. NEW BUSINESS

A galvanized fence that was installed prior to the black or dark green requirement was deemed to be “grandfathered.” The owner will be notified of the decision.

X. 15 MINUTE PUBLIC COMMENT PERIOD

None.

XI. ADJOURNMENT

The Board adjourned to executive session at 2:35 p.m. and resumed the open session at 2:40 p.m. Mr. Willis made and Mr. Hammond seconded a motion to accept what was discussed regarding personnel salaries and benefits. The motion carried unanimously. Mr. Edwards signed the 2014 contracts for Celeste, Tim Mannor, and Ken Still.

There was a brief discussion about sales that had taken place and whether they broke the rule for garage sales. They were not advertised to the public and therefore the rule did not apply.

The open meeting was adjourned at 3:00 p.m.