

**SunLand Owners Association  
Board of Directors Meeting  
January 20, 2015**

I. THE MEETING

The Board of Directors meeting was called to order by President Bob Willis at 10:00 a.m. in the Gathering Place.

- II. In attendance were:     Bob Willis  
                                   Jim Wells  
                                   Jim Hammond  
                                   Jennifer Sweeney  
                                   Ken Larson  
                                   Fred Smith  
                                   Bobbie Piety

Excused:                     Randy Skoglund

III. 15-Minute Public Comment Period

Lloyd Taylor repeated his previous suggestion that for SLOA to buy Lot 207 was not in the best interest of SLOA or the community

Ron Payne thanked the Board for volunteering their time and for trying to do what is best for the community. He asked whether SLOA had approved the removal of trees on the slope north of Division 11. The answer being yes, he requested a copy of the arborist's report.

David Jelin suggested that the Board rescind its vote to purchase Lot 207 from SLG&CC. His letter is noted in the minutes and is on file in the office.

George Nicklen asked about the revision to the Rules and Regulations regarding dusk-to-dawn stand alone security light posts. Due to the way the courtyards were built, Division 7 is exempt from this rule, but owners must provide lighting on the outside of the building.

- IV. The minutes of December 16<sup>th</sup> were approved.

V. President's Report:

President Willis said that he spoke with SLC&CC President Bill Engle, who took SLOA's counter offer of \$15,000 for Lot 207 to their Board, who estimated they had spent \$19,500 in maintenance costs, and would settle for \$20,000.

Mrs. Sweeney suggested that a group such as the FFA at the high school could be enlisted to maintain and beautify the area.

Ms. Piety stated that she would abstain from any vote on this issue.

Mr. Larson asked whether SLOA needed to take a vote of the membership again. Mr. Willis stated that SLOA's lawyer said it wasn't necessary.

Mr. Wells suggested that SLOA take advantage of the purchase to bring the lot under SLOA's jurisdiction.

Mr. Hammond questioned the water rights and an easement for the pump house.

Mr. Larson made a motion to buy Lot 207 for \$20,000 dependent on the contingencies being written into the contract. The motion was seconded and carried with seven votes for and one abstained.

VI. Treasurer's Report:

Mrs. Sweeney distributed budget worksheets to each person in charge of a budget. She stated that for 2014 SLOA was right on top of their budget predictions.

There was approximately \$28,000 in net income at the end of 2014. She recommended transferring the \$28,000 to the contingency fund. Mr. Larson stated that SLOA should have a reserve fund study and made a motion to put \$25,000 into the contingency fund. The motion was seconded and carried unanimously.

Mr. Larson made another motion to look into having a reserve study, which could be quite costly. The motion was seconded by Mr. Hammond and carried. Mr. Larson agreed to look into it.

VII. Office Manager's Report:

Celeste reported that SunLand Water District hired Wallene Eichhorn as an office assistant. Celeste and Wallene are learning the new Vision software and are running concurrent books until the financial portion of Vision regularly balances with the current software. Water District billing is expected to be separate from SLOA's by 2016.

VIII. Committee Reports:

Architectural: Mr. Smith reported that a December application for a fence was denied. The owner requested a grievance, then applied for approval of a fence on the golf course side of his property. The 20-foot easement for ingress and egress for retrieval of golf balls was discussed. According to our CC&Rs, SLOA has no authority to approve a fence in the easement.

In January, three fence applications were received. Two were approved and one is pending. A new request for driveway replacement along with a tree removal was permitted.

Recreation:

Mr. Wells reported receiving bids from three concrete contractors for handicap ramps, walkways, and exploration of the pool deck. The contract was awarded to the low bidder, Berneking Construction, for \$5,185.00. (\$3,500 in estimated cost was approved by the Board at the December meeting; the balance required to complete the work is \$2,460.00 plus tax.) Mr. Wells said that this contractor also seemed to be the most thorough in his

estimating. An additional cost of \$375.00 was approved for hauling the concrete from the old horseshoe pit area.

The gate is now ADA compliant.

Three bids were received for upgrading the restroom building; all over \$20,000. Mr. Wells opined that SLOA shouldn't spend this much money on the restrooms.

Ms. Piety made a motion to do the little stuff first to show that SLOA is making a reasonable attempt to comply with ADA regulations, and to defer any major work until necessary. The motion was seconded and carried.

Mr. Wells stated that some tile work will be needed before the pool opens. He proposed that SLOA could keep the pool open later in the evening at least one day per week (8:00?) for working members, and the possibility of providing an aqua-aerobics class.

R.V. Storage: No report.

Landscaping: No report.

Greenbelts and Vacant Lots: Ms. Piety reported that she had written to the owner of two lots on Horizon View Drive in need of cleanup. The owner responded, but stated that he was under the impression that cleanup work done last year was sufficient. Ms. Piety has taken pictures and will include them in another letter.

Grievance and Communications: An email was received from Mr. Skoglund. The grievance committee had voted in favor of upholding the decision made by the architectural committee with regard to denying a fence application.

IX. 15 Minute Public Comment Period:

David Jelin stated that Division 17 had a reserve study done and that SLOA may benefit from some of the knowledge gained. He also would like a copy of the approval to remove trees from the slope north of Division 11.

Jeanne Bradley, a new member, commented that fences prevent wildlife from following their normal paths. With regard to the request for a fence on the golf course, she wondered what would happen if a golfer left the gate open and the owner's dog was to get out.

Mr. Larson stated that SLOA should tread carefully when making rules that could affect an owner's property rights.

X. Adjournment:

The meeting was adjourned at 12:00 p.m.