

**SunLand Owners Association  
Board of Directors Meeting  
January 21, 2014**

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  
                                  Mark Ostroy  
                                  Eleanor Guion  
                                  Jim Hammond  
                                  Ron Bell

Excused:                 Kendall Casey  
                                  Randy Skoglund

Absent:                 Jim Wells

II. 15 MINUTE PUBLIC COMMENT PERIOD

Guests:                 Larry Laing  
                                  David Jelin

Larry Laing stated that a neighbor's light was still not functioning. The neighbor has been contacted previously by Jeff Edwards. A letter will be sent to the owner with a deadline to correct the problem within 30 days or a fine will be imposed.

III. MINUTES

The minutes of the December meeting were approved.

IV. PRESIDENT'S REPORT

Mr. Edwards stated that in the last meeting with division presidents regarding tree cutting rules he distributed the current rule broken down by sentence, and asked that each division review it and come to the next meeting with recommendations for new or revised wording.

A notice of application for a short plat by Davis Sand & Gravel was received. The intent is to divide approximately 30 acres of property into three parcels. One would be 19.7 acres and the other two would be slightly over 5 acres that would each border Sequim-Dungeness Way. Mr. Edwards will contact the county regarding the proposed access to these two parcels. There has already been discussion that the county is proposing turn lanes into Taylor Boulevard. Additional access roads nearby could cause major congestion in this area.

V. TREASURER'S REPORT

Mr. Willis distributed the 2013 year-end budget report. SLOA was at 102.2% of projected income and 90.5% of expenses. The contingency fund was at \$124,698.00.

There was approximately \$21,000 in net income at the end of the year. He made a motion that this amount be added to the contingency fund. The motion was seconded by Mr. Edwards and carried with a vote of 5-0.

#### VI. OFFICE MANAGER'S REPORT

Celeste stated that, in light of recent reports of mail tampering, she recommended the purchase of locking mailboxes for the offices at the Foursome Building. It was agreed to spend \$630.88 for the mailboxes plus installation costs from the Foursome reserve account.

She also discussed the need for operating system and software upgrades for the SLOA office. The necessary upgrades will be purchased and installed.

#### VII. COMMITTEE REPORTS

Mr. Edwards stated that due to time constraints, he would move the Recreation report forward on the agenda.

##### Recreation:

Mr. Bell reported that on December 20<sup>th</sup>, 2013, a resident had a medical issue, drove his car into the tennis court fence and also destroyed a bench inside. The fence has been repaired and the damaged bench has been replaced with a new one. Celeste has filed a claim with the resident's insurance company.

There was discussion about the pool spa and what steps have been taken to try and fix it. Olympic Sewer & Drain and Brother's Plumbing have not been able to locate the blockage in what could be 500-600 feet of water line. Mr. Ostroot suggested contacting Excel Communications, who has a commercial compressor that could blow out the water line. Tim Mannor will contact them.

Mr. Bell also reported that he had done some research into ADA compliant chair lifts. A brochure was circulated to the other Board members. SARC has one manufactured by SR Smith. Mr. Ostroot suggested that a sloped ramp would be sufficient. Mr. Willis stated that necessary repairs to the pool should be accomplished before any new equipment is installed.

##### Architectural:

Mr. Ostroot asked for guidance and assistance with respect to Architectural approvals. Enforcing the rules is important, but just how to interpret them can be vague in many cases. Committee members need to use common sense and compassion when determining whether an application should be approved. Mr. Edwards offered to assist him.

RV Storage: Mr. Hammond reported that the new contract for weed control was signed. A clause was added to clarify that a 50/50 solution of vinegar and water would be used in the 100' radius around the well head.

Security & Roads: Mr. Edwards reported for Mr. Skoglund that he would like to set up a meeting with Security Services Northwest during the last week of February. A

new contract with a detailed description of their job duties should be established. Mr. Edwards suggested the he, Mr. Skoglund and Mr. Willis should be in attendance.

Landscaping and Parking: Mrs. Guion reported that the rental on Sunset Place was again in need of cleanup. The tenant is very ill in the hospital. Mrs. Guion and the tenant's mother-in-law tidied up tools, pots, and other miscellaneous items that were an eyesore. She was instructed to send a letter of violation to the owner with a fine attached.

Greenbelts/Parks/Vacant Lots: A request from Susan Hamman of Division 17 was received. The signs about dogs being on a leash should be moved to a more appropriate location.

Communications and Grievance: No report.

Nominating Committee: Mrs. Guion and Mr. Wells have reserved the clubhouse for a "Dessert with the Board" gathering on April 2<sup>nd</sup>. Postcard invitations will be mailed to all local homeowners two weeks in advance.

Scholarship Committee: No report.

Publications: Celeste stated that a few articles for the February Bulletin have not yet been received. She needs them all before the proper amount of paper can be ordered.

Welcoming: No report.

VIII. OLD BUSINESS

Mr. Edwards asked Mr. Ostroot if he would accept the nomination for Vice-President. Mr. Ostroot declined due to time constraints.

IX. NEW BUSINESS

There was no new business.

X. 15 MINUTE PUBLIC COMMENT PERIOD

None.

XI. ADJOURNMENT

The meeting adjourned at 3:15 p.m.