

**SunLand Owners Association  
Board of Directors Meeting  
July 15, 2014**

I. THE MEETING

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

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

Excused: Eleanor Guion

Guest: Susan Hamman, Division 17

II. 15 MINUTE PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the June meeting were not distributed to the Board in Celeste's absence. They will be approved at the next meeting.

IV. PRESIDENT'S REPORT

Since the parking space for a pool attendant had been replaced with a handicap space, Mr. Edwards stated that he had been looking into creating more parking. 15 spaces in a 70'X75' area would run about \$60,000. Trees would have to be removed and storm drainage installed. He questioned whether there was any real benefit to doing so. Mr. Bell made a motion to create a policy that pool attendants will not have a designated spot on golf course property. The motion was seconded by Mr. Willis for the purpose of discussion. It was determined that SLOA should not create policy with regard to golf course property, and the motion was defeated with a vote of four to three.

V. TREASURER'S REPORT

Mr. Willis stated that SLOA had collected 98% of projected income and had expended 41% of its budget half way through the year. Year-to-date contingency fund expenditures were \$11,925.14, which included a new heat pump, a meter setter, and a backflow prevention assembly for the pool.

He distributed a 2015 budget worksheet for Board approval. Only one item, Office Services, was not final and would need to be decided in executive session at the end of the regular meeting.

Projected expenditures from the contingency fund in 2015 were \$50,000, which would include purchasing Lot 207 from SLG&CC and any improvements to it, should the membership vote to do so. The purchase and installation of an ADA compliant lift at the pool was also included in this figure. The Board was unsure if either of these purchases might be made before the end of 2014.

There was discussion about different ways SLOA could help SLG&CC meet its financial needs, such as promoting voluntary discounted social memberships for new residents or sharing services.

SLG&CC is sponsoring a “Community Fun Day” on August 30<sup>th</sup>, to which all SunLand residents are invited. Mr. Skoglund made a motion to contribute \$750 towards this community picnic, and in return SLOA will not have to pay for use of the clubhouse for its July 16<sup>th</sup> “Burgers with the SLOA Board” event. Mr. Bell seconded the motion with the stipulation that the funds are to be used for advertising and food. The Board voted unanimously for making this contribution.

#### VI. OFFICE MANAGER’S REPORT

Celeste reported that she had only received one candidate’s biography for the newsletter. Mr. Wells will contact the other candidates again. Celeste stated that she would extend the deadline for articles until July 21<sup>st</sup>.

#### VII. COMMITTEE REPORTS

Architectural: No report.

R.V. Storage: Mr. Hammond stated that he was working with Matthias of the PUD to get an estimate on changing the security lights to LED, which would reduce electric consumption by 40-60%. He received a rough estimate of \$16,000 from All Form Welding for a gate with an electronic opener and keypad, which would allow SLOA to monitor who entered and exited the facility. The gate needs to be moved farther from Woodcock Road to allow RVs with tow vehicles room to get off the road.

Recreation: Mr. Bell asked Mr. Wells and Mr. Skoglund to speak for the ADA Committee. Mr. Wells stated that there was an estimated \$5,000 in modifications needed for the dressing and restrooms at the pool. An ADA compliant chair lift will run between \$7,000 and \$9,000 depending on weight capacity. He was waiting for a report from an engineer on whether a lift could be placed where someone could get into the pool as well as the spa. A portable lift would run about \$7,200, but they are quite heavy. Mr. Skoglund stated that he was getting prices on changing doorknobs to levers and installing grab bars.

Mr. Bell was expecting an estimate for pool deck crack repair from Eagle Creek Construction, the contractor who did the work in 2010.

Security & Roads: Mr. Skoglund reported that Security Services NW had been making contact with several owners whose garage doors were left open at night, and now were in possession of the new parking notices. Security reported that they had asked the people in a car at the tennis courts to “get dressed and leave.” There hadn’t been any incidents reported other than one graffiti.

Landscaping and Parking: Mrs. Guion and Mr. Wells reported that they sent out 16 reminder cards and two notices of non-compliance. A complaint was received about a resident’s failure to water and another about the lack of maintenance in a backyard. The committee doesn’t believe that either of these should be their responsibility.

Contractors were hired to clean up three properties. The owners will be billed.

If homeowners desire to protect their fruit trees and vegetables from deer, unobtrusive netting should be used rather than wire.

Greenbelts/Parks/Vacant Lots: Mr. Casey received a complaint about the greenbelt on Taylor Boulevard intruding on an owner’s property. Upon inspection, the growth appeared to be on the owner’s property. Three dead or dying trees were removed from greenbelts.

Communication with the owner of two lots in need of maintenance had gone on long enough. A letter will be sent stating that SLOA will have the work done and bill him.

Communications and Grievance: No report.

Scholarship Committee: No report.

Publications: Reported in Office Manager’s report.

Welcoming: No report.

## VIII. OLD BUSINESS

Division 17 has taken out the clause in their CC&Rs that SLOA objected to regarding the open space surrounding it.

## IX. NEW BUSINESS

A variance in the garage sale rule was granted due to the deaths of both homeowners, providing it is the only sale that is held and the property is cleaned up within 30 days.

- X. 15 MINUTE PUBLIC COMMENT PERIOD  
Susan Hamman stated that surveyors were working on the property line between Divisions 11 and 17. The cost will be shared between Division 17 (2/3) and SLOA (1/3).
- XI. EXECUTIVE SESSION  
The open meeting adjourned at 1:00 p.m. and an executive session convened to discuss the Office Administrator's salary for 2015.
- XII. The open meeting re-convened at 1:25 p.m. Mr. Willis made a motion, which was seconded by Mr. Bell, to accept the recommendation for the Office Administrator's salary. The motion carried.
- XIII. Mr. Willis then made a motion, seconded by Mr. Bell, to approve the 2015 budget.  
The motion carried.
- XIV. ADJOURNMENT  
The meeting adjourned at 1:27 p.m.