

**SunLand Owners Association
Board of Directors Meeting
July 16, 2013**

I. THE MEETING

The Board of Directors meeting was called to order by Monica Ostrom, President, at 12:30 p.m. at The Gathering Place.

In attendance were: Monica Ostrom
Jeff Edwards
Bob Willis
Eleanor Guion
Jim Hammond
Myrna Runkel
Jim Wells
Kendall Casey
Ron Bell

Mrs. Ostrom welcomed the guests in attendance, Randy Skoglund and Larry Laing.

II. PUBLIC COMMENT PERIOD

Larry Laing expressed frustration over the deteriorating condition of some of the yards in the neighborhood. He suggested that the Board should just hire someone to do the work and bill the owner or fine them in a timelier manner. Board members will look at the homes he reported.

III. MINUTES

The minutes of the June meeting were approved.

IV. PRESIDENT'S REPORT

Mrs. Ostrom stated that there had not yet been further contact by the insurance company regarding the RV fire.

V. TREASURER'S REPORT

Mr. Willis presented to the Board a breakdown of projected expenses in the proposed 2014 budget. Expenses are based on reports from Committee Chairs, the Office Manager, actual expenses from 2012 and 2013 to date. Committee Chairs confirmed their estimates. Mr. Willis made a motion to approve the budget, which was seconded by Mr. Wells, and with a few minor changes, the proposed budget was approved.

VI. OFFICE MANAGER'S REPORT

Celeste reported sending condolence to the family of Bobbi Burkett.

She cited several reasons for the need for a credit card in SunLand's name. The Board asked that she bring to the August meeting some options for consideration.

VII. COMMITTEE REPORTS

Architectural: Mr. Wells stated that the committee had handled 14 applications and had recently received seven more. 32 applications had been received since the May meeting. An application to remove two trees on the north slope was approved. Division 7 was asked to notify SLOA when the work would be done so that Division 17 could be notified.

RV Storage: Mr. Hammond reported that the caretaker should be on site this month. Contractor Ken Still was instructed to treat an area where weeds were getting out of hand.

Recreation: Mr. Bell reported that 163 pool passes were issued and 356 people used the pool in the first week it was open. Heavy winds were to blame for damage to some of the umbrellas. Mr. Edwards will contact Security Services Northwest regarding the security camera system.

Security: Mr. Edwards stated that he thought he had fixed a security light on Hurricane Ridge, but that it apparently still wasn't working properly. The owner was contacted again and a solar light was suggested.

Mr. Edwards said that he would contact the county regarding the installation of sidewalks along the greenbelt strip on Taylor Boulevard. SLOA would most likely have to bear the cost, but it could be done in sections over time.

Landscaping and Parking: Mrs. Guion reported that the property on Sunset Place that was a problem for so long had been taken care of. Four other properties were scheduled for clean up within the next two weeks. She noted that in several areas the gravel parking strips in front of homes were not being maintained. A home on SunLand Drive that was vacant for quite some time had new owners that were working hard to get it cleaned up.

The owners of a property on San Juan Drive and another on Hurricane Ridge Drive will be contacted regarding the lack of yard maintenance.

Greenbelts/Parks: Mr. Casey stated that a lot maintenance contractor who had been non-responsive was notified that his list of lots had been re-assigned to another contractor.

Communications and Grievance: No report.

Nominating Committee: Mrs. Guion stated that Bob Willis and Mark Ostroot would be on the ballot for the annual meeting. Guest member Randy Skoglund was asked to consider running for election. He stated that he would run.

Scholarship Committee: No report.

Publications: No report.

Welcoming: No report.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

A draft of the absentee ballot was distributed to the Board by Celeste. An item on the ballot will solicit input from the membership regarding the frequency of permitted garage sales and whether to allow renters the privilege.

Mr. Willis reported that he had a conversation with SLOA's accountant about the difference between a financial review and an audit, and was asked what SLOA might expect to gain from a full audit. Following his report, it was decided to add a note to the ballot directing readers to an article on this topic that he will write for the bulletin.

A nomination for the Jess Taylor Award was discussed. Eight Board members voted for awarding it to the nominee. One abstained. The recipient will be announced at the annual meeting.

X. ADJOURN TO EXECUTIVE SESSION

The regular meeting was adjourned at 3:50 p.m. and an executive session convened to discuss personnel benefits.

XI. The Board reconvened in open session where a motion to accept the final drafting of Celeste's benefit package was passed unanimously.

XII. ADJOURNMENT

The meeting adjourned at 4:40 p.m.