

SLOA Board of Directors Meeting

June 17, 2014

Present:

Jeff Edwards, President

Bob Willis, Treasurer

Eleanor Guion, Landscaping director

Jim Wells, Nominations director and landscaping

Ron Bell, Recreation director

Randy Skoglund, Security director

Mark Ostroot, Architecture director

Jim Hammond, RV storage director

Absent and excused:

Kendall Casey, Greenbelt director

Celeste Lilley, Office manager

The meeting was called to order by the president at 10:05 A.M. He then welcomed the visitors, all of them from Division 17, including its president, Ms. Susan Hamman.

A brief comment period followed. Speaking for the documents committee of Division 17, Tim Paschal presented a statement about the greenbelt property in their Division and its independence from SLOA.

The minutes of the meeting of May 20th were unanimously approved as presented.

Jeff Edwards in his president's report addressed the question of buying Lot 207 from the Sunland Golf Club. He circulated a memorandum from the ad hoc committee of Kendall Casey and Randy Skoglund which had considered a series of questions presented to them at the previous meeting by vice president Bob Willis. Jeff initially asked why we should buy it and assume the costs of maintaining the property unless we intended to develop it in some substantial way other than how the property currently is under the Golf Club's ownership. After some discussion Ron Bell moved that we approve purchasing the property for up to \$25,000. Jim Wells seconded the motion. After further discussion, the motion carried, 6 yes and 2 no. Subsequently, that motion was amended to include taking the question of buying the property to the membership at the annual meeting. This passed unanimously.

Jeff Edwards then asked Bob Willis to report on an issue with Division 17. Bob gave the board copies of a questionable amendment to the Division's C.C. & R.'s. This amendment, #12, stated that the property recently bought by the Division, property which was originally platted for a 9-hole executive golf course, was unencumbered and outside of the jurisdiction of SLOA. He also distributed a letter he had sent to the Division 17 president, Ms. Susan Hamman, expressing a desire to meet with her so as to understand

more fully the thinking behind this proposed amendment. He also notified her that this position would not simply be approved by the SLOA board if it meant that Division 17 could do as it wished with that property even if it were in contravention of SLOA's C.C. & R.'s. Finally, Bob distributed the minutes of the meeting he and Jim Wells had with the Division 17 president and the documents committee that had drafted the proposed amendments. The purpose of this meeting was to give Division 17 ample opportunity to present its case behind its position in this amendment. Bob reported that the Division's position is quite clear: as regards the property in question, Division 17 has no formal responsibility to SLOA regarding the maintenance of, development of, or usage of the property. However, it would assume an informal obligation of being a "good neighbor." Bob suggested that the Board had these options: accepting the affirmative vote of Division 17 of this position as a "fait accompli" and do nothing; declaring that the board saw this amendment as invalid as being against the clear jurisdiction of SLOA; referring this matter to our attorney for a legal opinion as to the legal validity of Division's claim. The board decided unanimously to send the matter to its attorney. Any further action would depend on his opinion. In the meantime, Ron Bell agreed to meet with Tim Paschal to fashion wording to this amendment that would be satisfactory to both parties.

The treasurer's report consisted of the budgets to be requested by each of the directors who have a budget line in the proposed 2015 budget. Since Kendall Casey was absent, on vacation, Bob Willis presented his budget as approved by him. It was decided by the board to restore a \$5,000 decrease in light of a possible acquisition of the Lot 207 property.

Jim Hammond, RV storage director, wished to increase the proposed budget for his department to \$18,300. The reason is the need to move the fence entrance of the storage area so that large trailers would not be stopped extending on to Woodcock Avenue. He also hopes to be able to install an electronic gate with a keyboard entry code system. The increase would be to \$18,300.

Ron Bell, Eleanor Guion, and Jim Wells all explained their budget requests and agreed with the amounts projected by the treasurer.

The treasurer, Bob Willis, said that he would finalize the proposed 2015 budget and present it to the board for approval at the July meeting. The only additional question to be addressed will be the office manager's compensation for next year. This should be done in executive session at that meeting.

The various directors then presented their reports. There were none by the Architecture, Greenbelt, and Grievance committees.

Jim Hammond explained in further detail the proposal to deepen the entrance gate at the RV storage area and to replace the current gate with an electronic one and a key-pad identification system. This work is still in process of taking shape. Jeff Edwards suggested also replacing of the lights in the area with LED lights.

Ron Bell reported on the pool. It will be opened on June 29<sup>th</sup>, including the hot tub. Ron Bell moved and Jim Hammond seconded a motion to get multiple estimates for increasing the umbrella liability insurance policy from 5 million to 10 million. In our litigious society, and especially if we move toward

complying with ADA standards at the pool, this seems like a prudent expansion of coverage. Moreover, Ron is getting estimates for a lift bed (to help disabled swimmers into and out of the pool) and for meeting the needs of disabled users in the dressing rooms and toilets.

Randy Skoglund reported that locations have been selected for the speed -monitoring signs. Jeff Edwards proposed that thought be given to putting one on Emerald Drive because of cars accelerating down Emerald from Medsker Road toward Taylor Blvd.

Eleanor Guion noted two delinquent homes, one on Taylor and another on Williams Place. She intends to get crews in to clean them up and then bill the owners.

Jim Wells spoke for the nominating committee. A barbecue is being planned for July 16<sup>th</sup> at the pool side room of the Golf Club. Its purpose is to get the membership more involved with, and knowledgeable about, the work of the board. In this regard, the efforts of Mark Ostroot to sign up four new candidates for the soon-to-be empty board positions was applauded, as was Randy Skoglund's letter to the membership urging participation on the board. It was suggested that the possible nominees be particularly invited to the barbecue. Jim also hoped that the board president would give some brief presentation to attendees about the board and its activities.

The only new business was a request from a new homeowner. A retired teacher, he wishes to offer reading services to students K-3<sup>rd</sup> grade, four students a week for one hour. This was unanimously approved by the board with the proviso that he comply with the restrictions outlined in the by-laws, Article XIII, Section I, page 11. (A copy of this page should be mailed with the notice of the board's conditioned approval.)

Jeff Edwards reminded the board members that articles for the August bulletin are due to Celeste by July 15<sup>th</sup>.

President Jeff Edwards adjourned the meeting at 12:40 P.M.