

**SunLand Owners Association  
Board of Directors Meeting  
June 18, 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 those in attendance.

II. PUBLIC COMMENT PERIOD

David Yasumura, a tenant on SunLand Drive, was responding to a letter he had received regarding his dog being off-leash. He stated that his dog was in his yard when a walker yelled at him to pick it up. Mrs. Ostrom and Mr. Edwards re-stated the rule that all dogs must be on a leash or otherwise restrained and controlled while outside.

III. MINUTES

The minutes of the May meeting were approved with one correction.

IV. PRESIDENT'S REPORT

Mrs. Ostrom thanked the Board for stepping up to the plate during her husband's final days.

She reported that a process server had attempted to serve SLOA with a lawsuit over losses in the December RV Storage fire, but the named defendant was not SLOA and the paperwork was refused.

V. TREASURER'S REPORT

Mr. Willis presented to the Board a breakdown of the projected revenue side of the 2014 budget. He stated that he would go over projected expenses at the July meeting. Mr. Edwards suggested that rates for RV Storage be revisited at the next meeting.

## VI. OFFICE MANAGER'S REPORT

Celeste reported recording 28 home sales this year, with 16 of them in the last month and eight more pending. She stated that the trend seemed to be that a high percentage would be owner-occupied.

Condolence cards had been sent to the families of members Joe Ostrom and John Gamble. A card was also sent to the family of Brian Crawford, a contractor SLOA has used for many years.

## VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that the committee had been busy with applications for exterior paint and tree removal. They had some success in recommending that a few trees be trimmed rather than removed.

Mr. Wells stated that a fence was recently installed using black chain link and galvanized posts. The owner was instructed to paint the posts black, which was done. Mr. Wells noted that another owner has a galvanized chain link fence. He will put a reminder in the next newsletter that they must be black or dark green.

Another of Mr. Wells' concerns is the lack of walking surfaces in SunLand. This is a safety hazard, especially on Taylor Boulevard. The Board discussed the possibility of putting walking paths in the greenbelts to encourage walkers to stay off Taylor. Mr. Willis stated that there is no access to any other street except Taylor from his residence on Arnold Palmer Parkway.

RV Storage: Mr. Hammond discussed with the Board the independent contractor who has agreed to be a live-in host at the RV Storage facility. The man is a Clallam County employee and has a 30' double slide out trailer. He will be asked to provide proof of insurance.

Mr. Hammond reported that the berm area that was sprayed between storage and Division 17 was found to be SLOA's property, and that vinegar did not work on weeds in the 100' radius around the well head.

Recreation: Mr. Bell reported that the pool would open on July 1<sup>st</sup>. Four of the attendants will be re-certified on June 30<sup>th</sup>. Garbage pickup will resume June 25<sup>th</sup>.

A request for the installation of a permanent net for the pickleball court was discussed. A bid received by telephone indicated a cost range of \$2,400-3,000. An email will be sent out to the membership asking how much interest there would be in playing at SunLand if a permanent net was installed.

Security: Mr. Edwards reported that the County fixed the potholes on Taylor Boulevard. A trip hazard on SunLand Drive has yet to be repaired. He suggested

asking SLG&CC if they would approve walking on the cart paths in the evening. Mr. Wells questioned the liability should an injury occur.

Landscaping and Parking: Mrs. Guion reported that a property on San Juan Drive would be cleaned up by June 23<sup>rd</sup>.

A property on Sunset Place still needs improvement and Board members stated that their patience had run out. Mr. Willis made a motion to send another notice to the homeowner with a deadline for completion, which was seconded by Mr. Bell for the purpose of discussion. Mr. Edwards read aloud Article IV, Section 7 (I) of the CC&Rs, which establishes protocol for handling a violation:

“SLOA shall have hand delivered, or sent by first-class mail, to the owner of the offending property a request to correct the problem. Such request shall contain (1) a description of the offense, (2) the time within which the owner must respond with either sufficient assurances that the problem will be immediately corrected or correct the problem, and (3) the estimated amount to be assessed to the homeowner if SLOA must correct the condition. If problems are not corrected, or no adequate assurance is given within 10 days after the request is sent, SLOA may have the necessary work done and assess the property owner for the costs. Such assessment shall be the personal obligation of the owner and shall be a lien against the property under Article VIII.”

Mr. Willis revised his motion to include the forgoing. The motion was seconded by Mr. Bell. The motion carried by one vote. An estimate for the work will be obtained.

Greenbelts/Parks: Mr. Casey reported that there had been several tree issues. One from a vacant lot fell on a neighbor’s shed, but didn’t cause any damage. It has been cleaned up. A dead tree in greenbelt 209 was removed.

One of the contractors responsible for mowing vacant lots had been unresponsive. Many complaints have been received. The lots may be reassigned to another contractor.

Communications and Grievance: Mr. Edwards reported that a homeowner requested a grievance hearing to appeal late charges for unpaid dues. Mr. Edwards stated that he would not schedule a meeting until the bill is paid in full.

Nominating Committee: Mrs. Guion stated that Bob Willis and Mark Ostroot are planning to run for election in September. SLOA still needs at least one more candidate.

Scholarship Committee: No report.

Publications: Articles for the August Bulletin are due by July 15, 2013. The Board must approve the 2014 budget at its meeting on July 16<sup>th</sup>.

Welcoming: No report.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

There was no new business.

X. ADJOURN TO EXECUTIVE SESSION

The regular meeting was adjourned at 2:30 p.m. and an executive session convened to discuss personnel benefits.

XI. The regular meeting reconvened at 4:06 p.m. Mr. Willis made a motion to approve the benefits package as discussed in the executive session. The motion was seconded by Mr. Edwards and carried unanimously.

XII. ADJOURNMENT

The meeting adjourned at 4:08 p.m.