

**SunLand Owners Association
Board of Directors Meeting
March 25, 2014**

I. THE MEETING

The Board of Directors meeting was called to order by Board member Jim Hammond at 9:10 a.m. in the conference room. President Jeff Edwards would arrive after an appointment.

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

Absent: Mark Ostrout

Guests: Brian Bailey
 David Jelin
 Jerry Oliver
 Maggie Jamison
 Bill King
 Cindy Rhodes

II. 15 MINUTE PUBLIC COMMENT PERIOD

Brian Bailey stated that the minutes and newsletter on the website were not current, and that members should be able to view minutes prior to the upcoming meeting. He also remarked that a recent advertisement for a room for rent in SunLand was against the rules and covenants, which state that homes are to be occupied by one single family.

Jerry Oliver presented an argument against a paved pedestrian pathway on the south side of Taylor Boulevard, and reasons why the north side would be more appropriate. His written letter will be appended to the official minutes. He asked that the Board submit a revised and more specific request to the county before the project gets underway. Mr. Edwards stated that SLOA is nowhere near a discussion with the county on this project.

Cindy Rhodes, the current president of Division 17, stated that Susan Hamman will take over the presidency in May. She thanked the Board for recent communications. She asked if metal fire pits with screen covers were included in the “no outside burning” rule. Mr. Edwards responded that they are allowed as are barbecues per county ordinance. Speeding motorists are a big issue along Blakely Boulevard. Fritz

Field, Eldon Dennis and Richard Helmenstine have formed a committee to petition the county for a 20 m.p.h. zone.

David Jelin also commented on the speeding issue. He and his dog have had to jump from the path of speeding vehicles. His questions regarding security and the cost of spa repair would be addressed later in the meeting.

III. MINUTES

The minutes of the February meeting were approved.

IV. PRESIDENT'S REPORT

Mr. Edwards reiterated the need for a Vice President. He will be travelling to address his parents' health issues over the next several months.

Mr. Bell made a motion that Celeste send a broadcast email asking for a volunteer to help monitor SLOA's website for current content. The motion was seconded by Mr. Willis and carried. Mr. Wells stated he would include this idea for discussion at the April 2nd dessert with the SLOA Board gathering.

V. TREASURER'S REPORT

Mr. Willis distributed 2015 budget worksheets and a timeline for Board approval. He also provided 2013 expense reports to each Board member with a budget. Drafts should be returned to him by the April meeting.

Mr. Willis reported that Windermere's half of the Foursome Condominium dues were in arrears again. A certified letter will be sent requesting immediate payment.

VI. OFFICE MANAGER'S REPORT

Celeste reported that condolence was sent to the families of Donald Haines and Tom Fitzgerald.

She noted an unpaid fine of \$500 for removal of trees last fall. It was agreed that a letter should be sent proposing that SLOA will record a lien against the property and add legal fees if the fine is not paid promptly.

Windows 7 has been installed on the office computer. A larger hard drive had to be purchased because the old one was full. Celeste is working out a few glitches.

Celeste stated that she will be unavailable on the regular meeting date in June. Whether the meeting date will change or not has not yet been determined.

VII. COMMITTEE REPORTS

Architectural: No report.

R.V. Storage: Mr. Hammond stated that the power was down for a day while P.U.D. changed out two transformers on Woodcock Road. A SunLand Water District well pump replacement project had also been completed. No other power outages are scheduled at this time.

Recreation:

Mr. Bell reported that the new security signs had been installed at the tennis courts. The line to the pool spa was cleared by Excel Construction for under \$200. Other than some routine fixing of pipes in the meantime, the pool and spa should open on Sunday, June 29th. SLOA will not be draining and painting the pool this year.

Mr. Bell made a motion that SLOA garner legal advice with respect to whether it must comply with the ADA requirement to install a handicap lift at the pool. The question is if it is considered a private pool. The motion was seconded by Mr. Wells and carried unanimously. Celeste will contact the attorney.

Mr. Wells noted that the steps from the pool to the café entrance were rotten. The deck also needs repair.

Security & Roads: Mr. Skoglund reported that the county had installed road delineators at the front entrance.

The county was asked about striping Blakely Boulevard. Since the roads were not already striped when the County took possession of them, the County will not stripe them now. The County will erect “Slippery when wet” signs on Blakely hill where some cars have left the road. They will chip-seal it for better tire traction within the next few years.

A letter from Roy Drassal requesting a street light at Fairway Drive and Fairway Place was acknowledged. The neighbors will be canvassed for their opinions and willingness to help fund this proposed project.

The County is in the process of engineering the best way to correct the sharp turn around the ditch from Taylor Boulevard onto Greenway Drive.

Mr. Skoglund reported that only one volunteer responded to his request for help in organizing a Neighborhood Watch program.

Security Services Northwest had not yet given an estimate for extended patrols.

Landscaping and Parking: Mrs. Guion and Mr. Wells reported that landscaping is mostly dormant at this time, but they were investigating a complaint of piles of brush on a lot on Leslie Lane.

Nominating Committee: Mr. Wells stated that about 60 people had R.S.V.P.’d for the April 2nd dessert function.

Greenbelts/Parks/Vacant Lots: Mr. Casey reported that in response to his request for an owner to clean up fallen trees on his lot, the owner requested authorization to remove all trees and vegetation. The request will be denied.

Mr. Casey’s next major greenbelt project is to clean up trees and brush on the south side of Taylor Boulevard. The Board approved an estimated cost of about \$5,000.00.

A letter was sent to the owner of two lots on Horizon View demanding cleanup of hazardous trees by April 30th or SLOA will have the work done and bill him.

Communications and Grievance: No report.

Scholarship Committee: No report.

Publications: Articles for the May Bulletin are due by April 15th.

Welcoming: No report.

IX. OLD BUSINESS

After considerable discussion, Mr. Skoglund made a motion to appoint Mr. Willis to the office of Vice President, which was seconded by Mr. Casey. The vote was six for with one abstaining. Mr. Skoglund will consider taking the office after he has been on the Board for one year.

SLOA's attorney could find no law that would prohibit a satellite dish installation in the greenbelt, but cited several reasons why allowing it could pose future problems. Mr. Hammond made a motion, seconded by Mr. Wells, to allow the current request with the provision that it is on a test basis for one year. The cable must be buried in two inch conduit two feet deep. The owner will pay SLOA \$100.00 per year. A contract will be written and submitted to the attorney for review. The contract will be reviewed annually. The motion passed with a five to one vote.

X. NEW BUSINESS

A request to hold two separate estate sales was denied.

XI. 15 MINUTE PUBLIC COMMENT PERIOD

Mr. Oliver stated that, with regard to the paved pathway, his contact information was at the bottom of his letter. When Mr. Edwards asked if he would be willing to join a committee on this subject, Mr. Oliver replied that he would.

XII. ADJOURNMENT

The meeting adjourned at 2:45 p.m.