

SunLand Owners Association

Board of Directors Meeting

May 19, 2015

- I. The meeting was called to order at 10:00 a.m. by Bob Willis, President.
- II. Present were: Bob Willis,
Jim Wells
Jim Hammond
Jennifer Sweeney
Randy Skoglund
Ken Larson
Bobbie Piety
Fred Smith

Excused: Steve Loska

Guests: Keith Parsons, Gary & Margie Rone
- III. The agenda was approved with the addition of an executive session by Mr. Wells, and a reserve study report by Ken Larson.
- IV. Public Comment Period:
Keith Parsons asked if there were any plans to erect a cell phone tower in SunLand. Mr. Willis stated that AT&T doesn't think the SunLand market warrants one. Mr. Parsons offered to assist Fred Smith in researching the possibilities.
- V. The April minutes were approved with a motion by Jim Wells to include SLG&CC as the lowest bidding contractor for mowing lot 207. The motion was seconded and carried.
- VI. President's report:
Mr. Willis had spoken with Tyler Sweet about the summer picnic. Mr. Sweet said he was hesitant to change the signage to include SLOA as a sponsor. A donation from SLOA to support the picnic would be for advertising purposes only. Mr. Skoglund stated that SunLand homeowners feel that the picnic is only for golf club members, which is not the case. Mr. Hammond made a motion that SLOA not contribute. The motion was seconded. Seven voted for the motion and one abstained.
- VII. Treasurer's report:
Mrs. Sweeney passed out the draft 2016 budget sheets, which will be voted on in June. She had received a copy of Division 17's reserve study, but had not yet had time to review it. She reported that Windermere had not yet paid their condominium dues for the year.

VIII. Office manager's report:

Celeste stated that a homeowner had requested that SLOA remove late charges so that his home could be sold. There were three years of past dues in arrears. The home went into foreclosure, and currently was in a short sale. Mr. Smith made a motion to remove the late charges, but to collect the past dues and landscape maintenance fees, which amount to \$1,335.00. The motion was seconded and carried unanimously.

IX. Committee reports:

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- a. Architectural: Mr. Smith reported approving two exterior paint applications and more tree removal applications due to paving complications. He suggested that there may be a way to get a discount for multiple trees removed at one time. Ms. Piety suggested that an article in the newsletter may stimulate owners to take care of hazardous trees, especially the white firs, if there was a chance for a discount.
- b. R.V. Storage: Mr. Hammond reported that the weeds were under control. The owner of an off-leash dog at the facility had been notified that the dog's on-leash rule applies to the R.V. park as well.
- c. Recreation: Mr. Wells stated that the questionnaire he put in the newsletter garnered very little response, but that he had 33 telephone calls to an email he distributed. There will be a water exercise class on Monday and Wednesday mornings. Money will only be collected at the office. The pool will stay open a few extra evening hours in June and July, and have regular hours in August and September.
- d. Security: Mr. Skoglund stated that he had received a comment from a resident that the "maximum of 40 watts" rule for security lighting was not sufficient. His draft revision of the rule made mention that solar powered lighting would not meet the intent of the rule. Ms. Piety suggested that SLOA hold up on approving the revision, and purchase a meter to get readings from different light sources. As long as the lighting provides enough lumens, any type of bulb could meet the requirement. Mr. Skoglund then stated that installation of a security light where there isn't one should be a requirement at the time of a home sale. Mr. Wells suggested that this could amount to considerable cost, and that there must be a reasonable way of compliance.
- e. Greenbelts and Vacant Lots: Ms. Piety reported that she was pleased with Blue Mountain Tree Service in their timeliness and efficiency in removing the hazardous trees that were flagged by the arborist. There are 10-12 more that are deemed dangerous. The owner of a new home (or his contractor) was responsible for dumping rocks in the greenbelt behind his house, which were preventing proper maintenance of the area. Ms. Piety and Tim Mannor have now removed the rocks.

- f. Landscaping: Mr. Larson had sent over a dozen letters to owners of homes where the landscaping was not being maintained per the covenants. His letters quoted Article IV, Section 7(I) of the CC&Rs. The letters also included county requirements for sight distance at intersections.
 - g. Grievance and Communications: There were no grievances to report.
- XI. Old Business:
- Mr. Larson stated that he would be meeting with a reserve analyst on June 5th. The cost will be paid from the contingency fund. He had drafted a rule change to include natural energy such as solar panels. Mr. Hammond stated that without enough knowledge about the technology, he would suggest voting on the rule at the June meeting.
- XII. New Business:
- Mr. Skoglund brought up the idea that SunLand could host a voluntary garden tour as a possible way to raise money for the scholarship fund.
- XIII. The Board adjourned to executive session at 12:00 p.m. to discuss pool attendants.
- XIV. The Board reconvened the regular session to vote on their discussion, and adjourned the regular meeting at 12:05.