

**SunLand Owners Association  
Board of Directors Meeting  
May 20, 2014**

I. THE MEETING

The Board of Directors meeting was called to order by Vice President Bob Willis at 10:00 a.m. in the Gathering Place.

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

Excused:                    Jeff Edwards

Guests:                    Judy Field, Division 17

II. 15 MINUTE PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the April meeting were approved.

IV. PRESIDENT'S REPORT

There was no President's report.

Mr. Willis noted that SLOA needs to respond to SLG&CC regarding the purchase of lot 207. Mr. Casey will form a committee to determine the pros and cons of such a purchase.

V. TREASURER'S REPORT

Mr. Willis summarized his recommendation for 2015 budget income items and several expense line items. He distributed estimates to Board members with budgets to be returned at the June meeting.

VI. OFFICE MANAGER'S REPORT

Celeste reported that she had not gotten Board response to the draft greenbelt user's agreement. She will send it out again via email.

VII. COMMITTEE REPORTS

Architectural: No report.

R.V. Storage: Mr. Hammond reported that one snowbird had just discovered items missing from his boat at the RV Storage facility. They were most likely taken during the theft last fall.

Recreation: Mr. Bell reported that Affordable Gutters replaced the gutters on the pump house building at a cost of \$810.32. The freeze-damaged heat pump was replaced the day prior to this Board meeting. He stated that the pool budget is a “moving target.” There was discussion about the liability insurance SLOA carries for the pool. Mr. Bell said he was more comfortable after talking with SLOA’s insurance agent about the current coverage, but will look into what the premium would be to increase it.

SLOA received guidance from its lawyer regarding private vs. public pools and the Americans with Disabilities Act (ADA). The contract SLOA has with SLG&CC to provide pool access to club members moves the Association outside of the “private club” exemption for ADA compliance. Mr. Bell requested help from other Board members in researching the issues involved. Mr. Skoglund made a motion that SLOA will bring the pool area into compliance with ADA standards. The motion was seconded by Mr. Hammond and carried unanimously. Mr. Bell, Mr. Wells and Mr. Skoglund agreed to work together on this issue.

An estimate was received from A.J. Webb to patch and grind cracked areas of the pool decking. \$1,400 will include materials and twelve hours of labor. After twelve hours they will charge \$70.00 per hour. Their bid of \$2,800.00 to install a handicap parking space was considered high. Other options will be researched, but the closest parking area is on property owned by SLG&CC.

SunLand Water District was in the process of installing a meter setter on the pool’s water service. The installation of a backflow prevention assembly (BPA) is required by law. One bid came in at \$2,491.41 for the BPA. Other bids will be sought. The Board voted 8-0 to spend contingency funds for the heat pump, meter setter, and BPA.

Security & Roads: Mr. Skoglund reported that Security Services Northwest had begun trying to make contact with homeowners who had left garage doors open at night. He will ask SSNW to put notices on cars parked overnight on the street warning them of a possible fine.

Mr. Hammond researched the cost of radar speed signs. Traffic Logix makes signs that run from \$2,000-\$2,600 depending on the power source. The county has suggested that they would install removable “break-off” posts so that the signs can be used in alternating locations. Mr. Bell made a motion to allow Mr. Skoglund to purchase two battery-operated signs and an additional battery. The motion was seconded by Mrs. Guion and carried with the stipulation that they be placed discreetly. They will be paid for with contingency funds.

A request from a homeowner for details of any crime committed in SunLand was discussed. It was agreed that when SLOA is made aware of a crime, the community will be notified via email, but no specific names or addresses will be divulged. Homeowners may request additional information from the Sheriff's Department.

Landscaping and Parking: Mrs. Guion and Mr. Wells reported that they have done the rounds and have several cards to send out.

The yard at a foreclosed home on Williams Place is overgrown and has a rodent problem. Pest control companies will not address the problem unless they can access the crawl space under the home. Mr. Ostroot suggested that a letter be sent to the mortgage holder citing health issues and demanding action.

Mr. Ostroot brought up the condition of the open space around Division 17. SLOA has serious concerns that it is not being maintained in accordance with its covenants. The landscaping committee will address the issue.

Nominating Committee: Mr. Wells stated that the committee failed to get any volunteers for the Board after the "Dessert with the Board" function. There was discussion about how the situation might be corrected. Mr. Willis offered to find out if SLOA could get representation from the different divisions, and the membership at large will be contacted again.

Greenbelts/Parks/Vacant Lots: Mr. Casey stated that the owner of two lots on Horizon View did not respond to the certified letter stating that he must clean them up or SLOA would have the work done and lien the property. The deadline has passed.

Communications and Grievance: No report.

Scholarship Committee: No report.

Publications: Articles for the August Bulletin are due July 15th.

Welcoming: No report.

- IX. OLD BUSINESS  
There was no old business.
- X. NEW BUSINESS  
There was no new business.
- XI. 15 MINUTE PUBLIC COMMENT PERIOD  
There were no other comments
- XII. ADJOURNMENT  
The meeting adjourned at 12:45 p.m.