

**SunLand Owners Association  
Board of Directors Meeting  
May 21, 2013**

I. THE MEETING

The Board of Directors meeting was called to order by Mr. Jeff Edwards, Vice-President, at 12:30 p.m. at The Gathering Place.

In attendance were: Monica Ostrom  
Jeff Edwards  
Eleanor Guion  
Jim Hammond  
Myrna Runkel  
Jim Wells  
Kendall Casey  
Ron Bell

Excused: Linda DeIvernois

Mrs. Ostrom welcomed the guests in attendance: Jim Karr, Mark Ostrom, and Bob Willis. She introduced Bob Willis as a potential replacement for past Treasurer Linda DeIvernois.

II. PUBLIC COMMENT PERIOD

There were no comments from the floor.

III. MINUTES

The minutes of the April meeting were approved.

IV. PRESIDENT'S REPORT

Mrs. Ostrom stated that she had sent Bob Willis' biography to the Board via email and called for a vote to appoint him as Treasurer for the remainder of Mrs. DeIvernois' term. The vote for was unanimous.

She then acknowledged a telephone call from Sharon Briggs regarding tree and brush work that was done on the north slope of Division 11. This work had previously been approved by SLOA and the President of Division 17 had been notified.

V. TREASURER'S REPORT

The profit and loss statement and balance sheet were distributed by Celeste. She reported no anomalies. She also distributed a draft budget for 2014 that had been prepared by Linda. It will be discussed further at the June meeting. She stated that former Treasurer Brian Bailey had extended an offer to assist Bob Willis.

VI. OFFICE MANAGER'S REPORT

Celeste reported that condolence cards had been sent to the families of Hal Olson, Robert Converse and Carol Coleman.

VII. COMMITTEE REPORTS

Architectural: Mr. Wells reported that the committee was in receipt of seven applications (trees, fences and painting).

No response had been received from an owner on Ridgetop Place who was fined for unauthorized tree removal. A lien will be recorded against the property.

An owner on San Juan Drive questioned whether there was a time limit on her approved remodel. The work is still in progress, and a neighbor was complaining. Mr. Wells confirmed that there is nothing in the covenants limiting the time for completion of a remodel.

Mr. Wells noted that one application for a fence was being held until such time as the committee can meet with the owner on the property.

RV Storage: Mr. Hammond stated that he was in the final stages of securing an on-site host. The person has a contract at his present location through June.

There was a question about the ownership of the berm west of the storage facility. A map of the property was provided. Mr. Hammond and Mr. Karr planned to visit the site after the meeting. There may be Poison Hemlock on a portion of SLOA property.

Mr. Hammond stated that vinegar is being used to control weeds in the 100' radius around the lower well head.

Recreation: Mr. Bell stated that five tables with crank umbrellas and 20 chairs were purchased for the pool area. The cost was comparable to building new ones.

Having heard requests for a later pool opening, Mr. Bell made a motion to move the opening day to July 1<sup>st</sup>. This will extend the open season to incorporate the better weather in late September. The motion was seconded by Mr. Casey and carried unanimously.

A new pool cover has been needed for several years. It was agreed that there were enough funds in the reserve account to purchase one.

The tennis courts are reportedly in good shape.

Security: Mr. Edwards reported that the 19 street lights were in and that SLOA received a \$950 rebate from P.U.D.

The county has stated that SunLand roads will be resurfaced in three years and the crosswalks will be repainted at that time.

Mr. Edwards stated that he was looking into the cost of security cameras for the entrances to SunLand. Most of the security issues occur at night, and cameras could provide useful information about cars entering the area. Security has provided more information to SLOA about conditions in general since they have not been bogged down with as many home checks.

Landscaping and Parking: Mrs. Guion reported that she and Mrs. Runkel sent 32 notices to owners of properties that needed to be cleaned up. Many, but not all, have been done. An item that they have noted is that graveled parking strips along the roadways are not being maintained properly.

A tenant on Leslie Lane has a truck parked on the grass at the back of the property again. The owner will be notified.

Greenbelts/Parks: Mr. Casey reported receiving notice that there are tent caterpillars in a tree off Blakely Boulevard. A request for cleanup of the greenbelt along Taylor was received from an owner on Horizon View. Tim Mannor was authorized to clear anything hanging over their property line for \$150.

One fir and two hemlock trees in greenbelt 209 will be removed by Town & Country Tree Experts.

Mr. Casey said he supported Mark Ostroot's request to clean up greenbelt 208. Wild roses are spreading throughout the area. Mr. Ostroot offered to do some of the work, but it is not his responsibility. Mr. Casey made a motion for the Board to authorize the greenbelt chair to spend \$1,500 each year to clean up greenbelts starting with greenbelt 208. Mr. Bell seconded for the purpose of discussion. As there are funds in the reserve account earmarked for greenbelts that are available for use at the Board's discretion, Mr. Casey rescinded the motion.

Communications and Grievance: The unauthorized garage sale held by a tenant on Blakely Boulevard was discussed again. Mr. Edwards will write a letter to the owner.

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

Scholarship Committee: The three winners of the SunLand Scholarship are Abigail Berry, Austin Law and Samantha Shock. Each will receive a \$3,000 scholarship.

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

- 1.) The annual billing will be revised to state that annual dues will be deducted from any payment made prior to crediting water and sewer services.
- 2.) There are about 20 homes that were built prior to the rule requiring security lighting. It may be possible to require those owners to install solar lights.
- 3.) It was decided that homeowners should vote on options for garage sale rules at the annual meeting.
- 4.) Whether to allow renters space in the RV Storage area was again discussed. There were no yeas when a vote was taken.

IX. NEW BUSINESS

There was no new business.

X. ADJOURNMENT

The meeting was adjourned at 3:03 p.m.