

**SunLand Owners Association
Board of Directors Meeting
November 19, 2013**

I. THE MEETING

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

In attendance were: Jeff Edwards
 Bob Willis
 Eleanor Guion
 Jim Wells
 Kendall Casey
 Randy Skoglund
 Mark Ostroot

Excused: Jim Hammond
 Ron Bell

Mr. Edwards welcomed Cindy Rhodes, the new president of Division 17.

II. 15 MINUTE PUBLIC COMMENT PERIOD

There were no comments from the floor.

IV. MINUTES

The minutes of the October meeting approved. The minutes of the September annual meeting were also approved with two minor corrections.

V. PRESIDENT’S REPORT

Mr. Edwards explained the reasoning behind his request that issues not be discussed by the whole Board via email. It could be construed as a “meeting” without public notice.

He reported that he had met with Commissioner Jim McEntire regarding the request for a paved pathway on Taylor Boulevard. It will be placed on the County’s unfunded six-year transportation improvement plan. Mr. Wells asked if it was possible to post the plan where the community can view it. Mr. Edwards stated that it was. Other projects discussed with Mr. McEntire were turn lanes onto Taylor Boulevard from Sequim-Dungeness Way. SunLand would need to give up ten feet by 200 feet of right-of-way on the east side of the road. There is also a possibility of connecting Brown Road with Medsker Road in the future.

Mr. Edwards also met with the presidents from each of the divisions bordering the north slope on November 5th. The purpose of the meeting was to discuss the rules regarding tree cutting and to work together to come up with a solution that would be acceptable to everyone in SunLand. The group decided it is prudent to meet once per month until new guidelines can be agreed upon.

VI. TREASURER'S REPORT

Mr. Willis distributed the budget report. He stated that publications will be over budget this year. The 2013 directory was not printed until February of this year due to the revision of the Rules & Regulations. The 2014 directory was printed for November distribution as it should be. All other budget figures seem to be on track.

VII. OFFICE MANAGER'S REPORT

Celeste asked to receive feedback on the draft minutes when they are emailed to the Board. This will enable posting a draft on the website in a more timely manner.

VIII. COMMITTEE REPORTS

Architectural:

Mr. Ostroot reported that he had done the final inspection on two new homes.

He was in receipt of a request to limb trees on Hilltop Drive. The trees must be marked and SLOA must be informed about the date when the work will be completed so that residents in Division 17 can be notified.

He stated that he had a conversation with the prosecuting attorney about the two thieves apprehended for breaking into the RV Storage facility. One 21 year old will probably be sent to drug rehab. The other is out of jail on bond, but is facing charges on several crimes. The culprits appeared to be concerned with the security cameras, as they were wearing masks. SLOA needs a long-term solution for security of the storage facility. This will be discussed again when Jim Hammond returns.

RV Storage: No report.

Recreation: No report.

Security & Roads: Mr. Skoglund had contacted Hi-Tech Security & Fire and Capacity Provisioning, Inc (CPI) about installing cameras at each of the seven entrances into SunLand. His report of the results will be appended to these minutes. It was determined that the cost and added personnel needed far exceeded the usefulness of such a system.

Mr. Skoglund also sent away for Neighborhood Watch information. A community this large would need to be organized in sections. Division 17 already has a Neighborhood Watch program.

The county was contacted regarding a failed yield sign at SunLand Drive & Leslie Lane, and the stop sign with a rotten post at the front entrance. The signs were repaired the following day.

He had sent a letter to a family on Horizon View Drive about parking on the street and an excessive amount of vehicles at the residence.

Landscaping and Parking: Mrs. Guion reported that most everything was looking pretty good considering the wind and the time of year. She and Mr. Wells had sent out 16 cards and made four phone calls in the past month.

The trustee of a home on Northwestern Place has been notified about a collapsing shed several times. Mr. Casey will ask Tim Mannor for an estimate to remove it and a letter demanding correction will be sent. SLOA will have the work done and send a bill for it if there is no action by the trustee.

A rental on Sunset Place is getting cluttered again. No new complaints have been received.

Jim & Carol Wells voluntarily pulled weeds at a foreclosed property on Discovery Bay Street. Thank you to Jim and Carol. There are funds in the Landscaping budget that have already been approved for cleaning up unkempt properties. The committee should utilize these funds.

Greenbelts/Parks/Vacant Lots: Mr. Casey was addressing issues with a 30-foot high widow maker, and the owner of two lots that are badly in need of cleanup. He will be meeting with Ken Reed to get an estimate on bringing the lots up to snuff. The owner will be given a deadline for action or SLOA will have the work done and bill him for it.

Communications and Grievance: Mr. Casey stated that there were three issues before the committee.

1a.) A fence was erected on Victoria Court without prior architectural approval. There was a vote of 6-0 to assess a fine of \$125.00 for commencing without approval.
1b.) The architectural committee instructed the owner to remove four sections starting at the street because they felt it was not harmonious with the neighborhood. There was a vote of 4-2 to allow the fence to remain as constructed.

2.) An owner has appealed the imposition of late charges for failure to pay SLOA dues on time, citing financial difficulties. The committee asked for clarification of the circumstances prior to their meeting with the homeowner.

3.) An owner appealed the notice of violation stating that his chain link fence must be black or dark green. He stated that the fence was installed prior to the rule revision in 2001. A neighbor confirmed this statement. Mr. Casey made a motion that he not be fined for violation of Article IV, Section 7(G) of the CC&Rs because the fence was installed prior to the requirement. The motion was seconded by Mr. Willis and carried with a vote of 5-0.

Nominating Committee: No report.

Scholarship Committee: No report.

Publications: No report.

Welcoming: No report

IX. OLD BUSINESS

Mr. Edwards stated that since Mark Ostroot was not at the October meeting when he was voted in as Vice President, that he must accept the nomination and any questions the other Board members had should be discussed.

Mr. Willis expressed his dismay with the expediency of the vote at the previous meeting. Mr. Edwards responded that none of the other Board members had any interest in the position, and that Mr. Ostroot did.

Mr. Willis quoted Article VII, Section 7 of the Bylaws, which states that “Any candidate for Vice President (President-Elect) should have had at least one year on the board at some time in the past.” He also stated that there had been no opportunity to interview the candidate about his experience or qualifications, and that he had mixed impressions about him.

Mr. Ostroot offered for consideration his managerial and previous Board experience, and a brief outline of his background. He and Mr. Willis will meet for further discussion prior to the next meeting.

X. NEW BUSINESS

Discussions about galvanized fences and dues payments were postponed until the next meeting.

XI. 15 MINUTE PUBLIC COMMENT PERIOD

None.

XII. ADJOURNMENT

The meeting adjourned at 5:00 p.m.