

**SunLand Owners Association
Board of Directors Meeting
October 15, 2013**

I. THE MEETING

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

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

Excused: Mark Ostrout

Mr. Edwards welcomed the guests in attendance: Jim Karr and Lloyd Hightower.

II. 15 MINUTE PUBLIC COMMENT PERIOD

There were no comments from the floor.

IV. MINUTES

The minutes of the September meeting were corrected and approved.

V. PRESIDENT'S REPORT

Mr. Edwards reported that the owner of a vicious dog on Sunset Place had been cited and fined by the County. If the dog gets loose again there will be a \$500 fine, and the dog could be put down if it attacks again. The dog has not been seen in the neighborhood recently.

VI. TREASURER'S REPORT

Mr. Willis reported that income was at 101.5 % of projected revenue, and total expenses were at 72% three-quarters of the way through the year. Pool, tennis courts and SLOA Center expenses were near the 100% mark, with no major expenditures expected.

The reserve account (not including Preserving SunLand Values) has been re-named a "contingency fund" to more appropriately describe it. About \$20,000 has been spent from the contingency fund this year.

VII. OFFICE MANAGER'S REPORT

Condolence was sent to the families of Jim Flanders and Charles Blake.

VIII. COMMITTEE REPORTS

Architectural: There was discussion regarding notices of non-compliance that were sent to owners of galvanized chain link fences that were not black or dark green. One owner has requested a grievance on this matter. Mr. Edwards expressed concern that paint would not adhere to them and that they should be replaced. The black/dark green rule has been in place since the covenants were revised in 2001. Mr. Edwards will call for a vote of the Board on this subject next month.

RV Storage: Another break-in occurred and, thanks to an attentive homeowner, two culprits were apprehended by police. Owners should check their vehicles for damage or stolen property. The fence has been repaired again.

Mr. Hammond suggested that members should meet Dick Boyd, the new live-in caretaker.

Recreation: Mr. Bell noted that the pool had closed for the season. The tennis and pickleball courts were still being used frequently.

Security & Roads: No report.

Landscaping and Parking: Following a visit from Mrs. Guion and Mr. Wells, a new homeowner had purchased a lawn mower and was in the process of cleaning up the property.

Mrs. Guion and Mr. Wells are still trying to coerce a few homeowners into cleaning up the ditches and graveled areas adjacent to their properties. This is the homeowner's responsibility.

Mr. Wells stated that there were currently 26 property owners to be contacted about maintenance.

Greenbelts/Parks: Mr. Casey reported that he and Ken Reed were doing a fall lot survey. Tim Mannor will be adding fresh bark at the main entrance.

Mr. Edwards stated that trees approved for removal from the north slope had been felled with a few large ones left to be removed up hill. Mr. Karr asked the Board to check for damage to the undergrowth.

There will be a meeting of the Presidents of the divisions adjacent to the north slope on November 5th. Mr. Edwards hopes to get input from a landscape architect on this subject. All must remain cognizant of bank stability. Mr. Wells expressed concern that people might not adhere to whatever plan the group might come up with.

Board members opined that the divisions, not SLOA, should be responsible for any costs incurred.

Mr. Bell recommended that any proposal should be in writing.

Communications and Grievance: Mr. Casey stated that there were three issues before the committee; removal of two trees, a wooden fence built without approval, and a galvanized fence.

Having received additional information from an arborist, the committee recommended allowing the owners to remove the two large fir trees that have overgrown their location. The owners have agreed to plant cypress trees in their stead. Mr. Bell made a motion to accept the committee's recommendation. The motion was seconded by Mr. Willis for the purpose of discussion. Mr. Wells stated that the Architectural Committee did not have the information from the arborist when it initially made the determination, and that he accepted the Grievance Committee's recommendation. The motion carried with a 7-0 vote.

Nominating Committee: No report.

Scholarship Committee: The annual letter asking for donations has been mailed out.

Publications: Celeste has received all necessary articles and will be compiling the November Bulletin and 2014 Directory for printing and delivery.

Welcoming: No report

IX. OLD BUSINESS

Mr. Edwards called for nominations for Vice President, and stated that Mr. Ostroot had volunteered for the position. There were no other volunteers. Mr. Bell nominated Mr. Ostroot. The nomination was seconded by Mr. Skoglund and carried with a vote of six for and one abstained. There was some discussion about whether Mr. Ostroot had the experience or credentials to serve as Vice President or President. This will be discussed further when Mr. Ostroot is available.

X. NEW BUSINESS

There was no new business.

XI. 15 MINUTE PUBLIC COMMENT PERIOD

Mr. Hightower stated that he appreciated SLOA acting as a catalyst to resolve the tree issues, and hopes that all of SunLand will benefit from the results.

XII. ADJOURNMENT

The Board adjourned to executive session at 3:08 p.m. to discuss personnel.

XIII. The Board re-convened the open session at 3:50 p.m. Mr. Willis made a motion to accept the decision that was made in the executive session. The motion was seconded and carried unanimously.

XIV. The open session was adjourned at 3:53 p.m.