

**SunLand Owners Association
Board of Directors Meeting
October 21, 2014**

I. THE MEETING

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

II. In attendance were: Bob Willis
 Jim Wells
 Jim Hammond
 Randy Skoglund
 Ken Larson
 Fred Smith

Excused: Jennifer Sweeney
 Bobbie Piety

Guests: Steve Loska, Gerald Oliver, Susan Hamman, Judy Field, Barbara Brooner, Lloyd Taylor, Jack Graham and Gary Fortmann.

III. 15-Minute Public Comment Period

Mr. Fortmann thanked the Board for purchasing the radar speed signs, one of which has been installed on Blakely Boulevard. He said that it has slowed traffic tremendously.

Mr. Graham stated that the patching and partial paving the County did on Taylor Boulevard makes SunLand look like a distressed area. He feels that with the tax base that the County receives from SunLand there should be no question about getting quality work from them. Mr. Skoglund explained that due to budget restrictions they will no longer use the hot asphalt type paving. They will be chip-sealing Taylor and Fairway next year.

With regard to making a decision about whether to purchase lot 207, Mr. Jelin asked how many Board members were golf club members. Five of the nine SLOA Board members are non-equity members of the club.

Mr. Taylor stated that should the club members vote on the purchase of the lot it would be a conflict of interest. SLOA will consult with its attorney. Mr. Taylor asked that his letter to the Board be acknowledged in the minutes. It is so noted, and may be reviewed in the SLOA office.

Mr. Oliver asked that the letter from him to the Board regarding the proposed paved pathway on Taylor and the accompanying maps be acknowledged in the minutes. A copy will be appended to the official minute book.

IV. The minutes of the September Board meeting were approved.

V. Mr. Willis asked Steve Loska to introduce himself. Mr. Loska is a retired Pierce County Sheriff. The Board unanimously voted to appoint him to the Board seat vacated by Mark Ostroot. Mr. Loska will serve the two years remaining on the term.

VI. PRESIDENT’S REPORT

Mr. Willis reported that a welcoming party for new homeowners was scheduled for November 5th from 5:30-7:00.

Monica Ostrom, and several of the neighbors surrounding lot 207, wrote a letter to the Board with their recommendation to leave the lot as is, with maybe a park bench or two. They suggested that to put much else on it would make maintenance more difficult. Mr. Willis asked SLG&CC President Bill Engle about maintenance costs. Mr. Larson suggested getting the lot appraised.

VII. TREASURER’S REPORT

In Mrs. Sweeny’s absence Mr. Willis gave the treasurer’s report. Income was at 101.1% of projected revenue and expenses were at 66.8% at the end of September.

VIII. There was no report from the Office Manager.

IX. COMMITTEE REPORTS

Architectural: Mr. Smith reported that he had received overwhelming response to his Emit request for committee members. Nancy Harlan and Steve Schermerhorn, both with previous experience, will serve on the committee again. Two new volunteers, Larry Burbach and Tom Merrill, will join the committee. Mr. Smith’s complete written report of architectural activity will be appended to these minutes.

R.V. Storage: Mr. Hammond reported that the grass on the west-side berm had been cut. He had received four bids for electronic entry systems that ranged from \$17,000-\$25,000. An estimate to repair and extend the gate inward came to about \$1,000. He made a motion to accept the latter estimate, which was seconded by Mr. Skoglund and carried unanimously.

Recreation: Mr. Wells stated that the pool was closed for the season. During the winter months he will proceed with having the necessary work done to bring the restroom/dressing rooms into compliance with ADA requirements. He should have a complete design next month.

The lock on the pickleball court was changed due to unauthorized users on the court.

Security & Roads: Mr. Skoglund reported that the county had agreed to stripe Woodcock Road after a drunk driver ended up in the front yard of a SunLand homeowner. The two speed monitors arrived and one has been installed on Blakely Boulevard. Mr. Skoglund will continue to push for security light maintenance.

Landscaping: Mr. Larson reported getting a complaint about tenants on SunLand Drive who were dumping yard waste in the greenbelt south of them. He will write a letter to them.

Grievance & Communications: Mr. Skoglund reported that the committee reviewed a grievance submitted by Roger and Sharon Briggs regarding Division 11’s plan to do some

tree cutting and maintenance on the north slope. The plan was submitted to SLOA and approved by Mark Ostroot. The Grievance Committee voted 3 for and 0 against the decision made by the Architectural Committee. Mr. Smith made a motion, seconded by Mr. Larson to accept the recommendation of the Grievance Committee. The motion carried unanimously.

Nominations: No report.

Scholarship: The annual request for donations was mailed in early October. To receive a scholarship from SunLand a student must have a grade point average of 3.75 or higher and have financial need.

Publications: Articles for the November issue are due.

OLD BUSINESS:

The Board discussed getting an appraisal of Lot 207. Mr. Skoglund stated that the lot's assessed value is \$13,000-\$14,000. Mr. Willis said that the proposed purchase is not about the golf club, but about doing what is for the good of the community.

NEW BUSINESS:

Mr. Larson referenced House Bill 4969 which was introduced in the House of Representatives in June of 2014. The Bill, if passed, will take away from associations such as ours any control over amateur radio antennas unless there are standards in the governing documents. He will draft guidelines that he recommends be added to SLOA's rules and regulations.

SLOA's rule about restricting the placement of political signs to 30 days in advance of an election was discussed. An association may regulate the placement and manner of political signs but enforcing a time limit restricts homeowners' rights to freedom of speech. Mr. Larson will write a draft revision to the rules.

15-Minute Public Comment Period

David Jelin stated that Lot 207 has a retention pond on it. He mentioned that SLOA could compare it's value to Division 17's open space.

Gerald Oliver questioned the Board's authority to buy the lot.

Susan Hamman stated that the work being done on Division 11's north slope was not what was expected. She asked Mr. Smith to take a look at it. He agreed to do so.

Lloyd Taylor suggested that SLOA tighten up its CC&Rs and add a conflict of interest clause.

The meeting adjourned at 12:00 p.m.