

SunLand Owners Association
Meeting of the Board of Directors
October 20, 2015
10:00 a.m. at the Gathering Place

- I. The meeting was called to order by Randy Skoglund, President.

Present were: Fred Smith
Jennifer Sweeney
Steve Loska
Tom Merrill
Phil Merlin
Ken Larson
Bobbie Piety

Excused: Berta Warden

Guests: Byron Gunnerson, GACSS
Greg & Helen MacDonald, San Juan Drive
Lloyd Hightower, Hilltop Drive
J.P. McGowan, Emerald Drive

- II. Mr. Larson made a motion, seconded by Mr. Merlin, to approve the September minutes. The Motion carried.
- III. Ms. Piety reported that cell phone companies won't work with individuals regarding the installation of a cell phone tower. She introduced Mr. Gunnerson, who can communicate with cell phone companies in this regard.

Mr. Gunnerson stated that Verizon Wireless is the most active in this area, and is installing a power pole replacement near The Cutting Garden on Woodcock Road. AT&T is installing one on the Davis property near Cays Road. T-Mobile will be erecting a tower on the KONP building in Port Angeles.

Ms. Piety and Mr. Gunnerson had toured SunLand to evaluate locations that may be suitable for a tower. The SLG&CC Maintenance yard was deemed to be the best location. Mr. Gunnerson's charge for initial research and communications with cell phone companies would run about \$3,000. The carrier, if interested would then pay for installation of a tower.

Mr. Smith stated that, should the tower be erected on SLG&CC property, it would be in their bailiwick to negotiate, not SLOA's.

- IV. President's Report:

Mr. Skoglund reported that he had appointed chairs for three ad-hoc committees: Ms. Piety to head up cell phone service, Mr. Larson – governing documents review, and Ms. Warden – funding for a walking trail. Mr. Smith suggested using the email system to recruit volunteers for these committees.

Mr. Skoglund asked that Board members refrain from using email as a catalyst for discussions that should be held during a regular Board meeting.

Treasurer's Report: Mrs. Sweeney reported that 100% of projected income for the year had been received. Expenses were at 69.6% as of the end of September. She noted that the budget for RV Storage expenses seemed to have been inflated last year at budget time, possibly because some anticipated projects had not been completed this year.

Office Manager's Report: Celeste noted that there were some areas of the parking lot that were in need of repair. Mr. Larson offered to get some estimates.

V. Committee Reports:

Architectural: Mr. Merrill acknowledged a letter from an owner on Harleman Drive who built a fence and added a cover over her porch without SLOA approval.

He stated that Nancy Harlan and Larry Burbach volunteered for the architectural committee. He also stated that his philosophy was that if an architectural element was existing, he would allow it to stay, but that any new construction would need to adhere to the present rules and covenants. Mr. Larson suggested comparing the current CC&Rs with older versions. Mr. Larson also said that he feels that all Board members should be notified any time an application is approved.

Mr. Merrill made a motion to send a notice to the owner on Harleman Drive that two fines of \$500 each will be assessed. The motion was seconded by Mr. Merlin and carried. She will have another chance to appeal the decision.

RV Storage:

Mr. Larson reported that he had arranged space for six new RVs. A discussion about whether renters should be allowed space in the facility was tabled until the next meeting to allow Board members time to prepare their arguments for or against it.

Recreation:

Mr. Smith stated that to shut down and drain the pool each year was not an option. He asked if the Board would approve a youth tennis program at the courts April - May, and September- October. SLOA's liability for such an enterprise is currently unknown. The instructor would need to have insurance, with SLOA named as additionally insured.

Greenbelts and Lots:

Mr. Loska stated that he had a crew that was still working on the front entrance. Bids to move some of the Rhodies came in very high. Water availability and/or pressure was in question. He was also addressing some sick trees in the greenbelts.

Security & Roads:

Mr. Merlin reported that he met with patrol. He suggested that SLOA request monthly reports from the Sheriff as well.

Landscaping: No report.

Communications and Grievance: No report.

Rental Coordinator:

Ms. Piety will be writing an article for the newsletter to remind rental owners of their responsibility to communicate with SLOA. She had resolved two violations with just a phone call. The owner of a home on SunLand Drive will be notified that it is in dire need of maintenance.

Publications: Articles for the November newsletter were due by October 15th.

VI. OLD BUSINESS

A renter on Taylor Boulevard cut trees on the property with the permission of the owners, who were unaware of the requirement for approval. He also had an illegal open fire that was left unattended. The fire department issued a warning, and SLOA will fine the owners. Should the fine go unpaid for 30 days, SLOA will lien the property.

Mr. Larson stated that the legislature would allow electronic notices to owners, provided that a signed release was on file.

VII. NEW BUSINESS

There was no new business.

VIII. The meeting adjourned at 11:55 a.m.