



## SLOA Board of Directors Meeting

April 18, 2017 ~ 10:00A.M., SunLand Gathering Place

### Board Members Present:

Fred Smith, President

Tom Merrill

Missy Church-Smith

Phil Merlin

Jac Osborn

Bobbie Piety

### 1. Public Comments

- a. Rat problem at 190 Sunland Drive
- b. Possible to waive late fees for 201 Sunset Place
- c. Richard Jones fence/ lawn art/ ashes
- d. Coordinating Divisions 7, 11, and 17 for tree trimming
- e. Trees on West side of RV lot
- f. Caretaker on RV lot
- g. Letter sent by Lloyd Taylor
- h. Cross walks

### 2. Call to Order

- a. Fred Smith called the meeting to order at 10:00A.M.

### 3. Approval of March 21, 2017 BOD Meeting Minutes

- a. Unanimous approval.

### 4. President's Report & Treasurer's Report

- a. Budget and Proposals to be turned in to Jennifer by Board Members by May 12, 2017
- b. May 17<sup>th</sup> board meeting present a composite budget
- c. January 1<sup>st</sup> thru March 31<sup>st</sup> 2016- 11 home sales
- d. January 1<sup>st</sup> thru March 31<sup>st</sup> 2017- 18 home sales
- e. March 31<sup>st</sup>, 2017 \$199,654 dues collected which represents 98.7% of amount
- f. \$15,703 RV income – expected income was \$15,350
- g. Under budget in expenses not including reserve accounts
- h. Spent \$46,660 of 22.5% of our expense budget of \$207,000
- i. Completed budget worksheets
  1. Need comments and revisions by second week in May
  2. Present tentative budget at May 23 Board Meeting
  3. Board members will present any additional comments, revisions prior to June Board Meeting
  4. Vote to approve budget
  5. Finalized in July

### 5.. RV Storage

- a. Jelin resigned for personal reasons
- b. Contacted by individual to take over caretaking
  1. Phone contact
  2. Grounds crew
  3. Meet and see what is expected
- c. Dumpster one-time thing
  1. By monthly trash pick up
  2. Live there
  3. Not paid

- d. Workman's comp issue?
  - 1. Ricki look up
  - 2. Covered by L&I
  - 3. Prior L&I claims before finalize agreement
- e. Finished gate
- 5. Recreation
  - a. Teach classes
    - 1. Insurance
- 6. Security and Roads
  - a. Break in on Woodcock
    - 1. Kicked in Door
    - 2. Targeted or Random
    - 3. Person of interest in custody on another crime
    - 4. No more break ins since arrest
    - 5. Be aware of your neighborhood
  - b. CERT Teams
    - 1. First Responders
    - 2. 16 people on 1 team in Sunland
    - 3. 880 homes covered
    - 4. Donation for equipment to Fire Department
    - 5. Contact FD if interested in joining CERT team
  - c. Map your neighborhood
    - 1. Way each neighborhood can identify those in trouble and maybe try to help
  - d. Board does not endorse or endorse- not part of SLOA
    - 1. Part of Fire Department
    - 2. Tax Deductible
- 7. Landscaping is still unfilled
- 8. Committee Reports
  - b. Architecture, Jac Osborn
    - i. See Attached
  - c. Communication, Missy Church-Smith
    - 1. Web host to return from vacation
      - i. Update website
      - ii. Get passwords
    - 2. Surveys
      - i. Survey monkey used
  - d. Rental Coordinator
    - 1. Tenant believes sasquatch is hiding in Sunland
    - 2. Yapping dog
    - 3. Used to maintain neighbors hedge
      - i. Objecting that is not being maintained to his standards
- 9. Scholarship Fund
  - a. \$100 donation
- 10. Old Business
  - a. Nuisance
    - 1. Lawn Art
      - i. Approval from both boards
      - ii. Common areas
    - 2. Yard art and ashes
      - i. Pictures passed around

- ii. Spread in common areas
  - iii. Statue in common area
  - iv. Firewood in common area
  - v. Division 7 first, then board
  - vi. Form and structure not natural artifact
  - vii. Piles getting bigger
  - viii. All have yard art- Ted has taken pictures of all of us.
  - ix. Anything outside your door is common area?
  - X. Condo or townhouse
  - xi. Common sense must rule
11. Motion to send formal invite to sub divisions to attend meetings
- a. Jac Osborn 1<sup>st</sup>
  - b. Bobbie 2<sup>nd</sup>
  - c. Passes unanimously

Meeting adjourned at 11:10 A.M.

Minutes Respectfully Submitted by Richelle Wilhelm

## **Attachments:**

### **PRESIDENT'S REPORT**

April 18, 2017

We started the period with the resignation of David Jelin. So, now we are faced with moving forward with the improvements that David started at the RV Park. Ricki has taken over the management of the park and has moved forward with the necessary changes. The gate will be installed later this month and we will finish everything else from there. We have had a request from someone to replace the caretaker in the park that we will discuss at the meeting.

We have had numerous complaints about the resident of 286 Taylor and Bobbie has moved forward in resolving the issues with the neighbors. We had a break in on Woodcock that happened in the middle of the day and reminds us that we need to take precautions and pay attention to what is going on in our neighborhood.

Budget meetings and requests will start next month so please have your basic figures for your department ready to go.

### **TREASURERS REPORT**

April 2017

We are through the first Quarter of 2017. SunLand is still experiencing growth as far as new homeowners. Between January 1 and March 31, 2016, we had 11 home sales. Between January 1 and March 31, 2017, we have had 18 home sales. This is supposed to be the "slow" part of the year.

As of March 31, we have collected \$199,654 in dues which represents 97.8% of the expected amount. Thanks to Ricki, I expect to have the remaining dues collected within next couple of weeks. We have collected \$15,703 in RV income which is more than the expected total of \$15,350. We are currently under budget in expenses. Not including the reserve account (since we fully fund beginning of the year), we have spent \$46,660 or 22.5% of our expense budget of \$207,013.

I have completed the budget worksheets for the 2018 budget. I need everyone's comments and revisions by 2nd week in May. I will present the Board with a tentative budget at the May monthly meeting. Board Members will present any additional comments/revisions prior to June monthly meeting and we will vote to tentatively approve budget. If budget is not finalized, this will occur in July so that budget can be published in the August newsletter.

Jennifer Sweeney  
SLOA Treasurer

## Committee Reports

### Architectural, Jac Osborn

Fellow Board Members,

The Architectural Committee report for this month is just about the same as last month. There were ten new applications ranging from house painting to tree removal to deck installations. Everything is going as per the CC&Rs and the R&Rs. No problems or concerns. I would like to thank the President for fielding a question regarding tree removal from one of our Members, and to let the other Board Members know, he did an outstanding job.

Regards,

Jac Osborn  
A/C Chairman

### SLOA Communication Board Report, April 2017, Missy Church-Smith

**SLOA Communication Board Report, April 2017, Missy Church-Smith**

#### **SLOA Website**

- Pending meeting with Web design company contact. Discussion points:
  - Access for posting and updating site for Ricki
  - Explore possible Members Only site (cost, password protection)
    - Division pages
    - Emergency Prep Plan
    - Owner roster
  - E-mail forwarding to specific committees, BOD members

#### **SLOA Newsletter**

- Phase out printed newsletter. E-distribution and accommodation for those without e-mail.
  - Ricki is compiling list of SLOA members and their e-mails - contacting those without e-mail addresses.
  - Once full e-list is in place, we can move to e-distribution.

## **RV Storage,**

### **Recreation, Tom Merrill**

'Next verse, same as the first'

Recreation Committee activity for the past month has been a repeat of the previous three. Though Winter is officially over, its symptoms continue to call for a closed pool and limited activity on the tennis/pickleball courts.

### **Security & Roads, Phil Merlin**

Roads and Security

Sunland had it 1<sup>st</sup> crime report in some time.

A daytime break in on a home on woodcock. This is a reminder we should always be aware of our neighborhoods. The sheriff's office has in custody a person of interest.

Emergency Information

Help Sponsor the Sunland Community Emergency Response Team (CERT TEAM).

Tax Deductible Donation to Clallam County Fire District #3 (CCFD3), Attn: Asst. Chief Dan Orr, for Sunland CERT Team. 323 N. Fifth Avenue, Sequim, WA 98382.

Start a Map Your Neighborhood Group in your Division, for information contact Penny Linterman, Emergency Management Program Coordinator with the Clallam County Sheriff's Office at 360-460-6768.

## **Landscaping,**

No Report

### **Greenbelts/Parks/Property Management, Steve Loska**

Nothing new to report. Getting ready for a busy spring and summer.

Steve

## **Communications/Grievance, Nomination Committee**

No Report

### **Rental Coordinator, Bobbie Piety**

#### **Rental Coordinator Report**

April 2017

The month has been relatively quiet except for two issues. One pertains to a 50-ish year old man who may be mentally ill, because after a year of problem-free tenancy, he has become paranoid, aggressive, and problematic. He believes that people are ringing his doorbells and that Sasquatch is lurking behind the trees near his home. His mother is the landlord. When I told her of the Sasquatch allegations, she said, "Oh, I know. I've SMELLED him". Wow. Who know that Sasquatch lurks in Sunland. In any case, the man got an aggressive pit bull that was barking a lot and threatening neighbors. Sheriff deputies were called and they took the dog to the animal shelter. Then, the man became threatening and aggressive toward neighbors, who are extremely frightened of him. His behavior also included blaring loud music at 1AM and removing the mufflers from his car, with expired tags, and revving it loudly at 6:30AM, and driving it up and down Taylor Blvd. He has been ordered to cease and desist and threatened to be evicted if there are any more incidents. His mother pleaded leniency, because he would be homeless and on the streets if evicted. We are closely monitoring the situation and hope that his plans for independence occur soon and he can then find another place to live. I've checked with one of the neighbors a couple of times to ensure no more bizarre behavior from the tenant.

The other issue was a complaint of an illegally parked trailer and an illegally parked RV on San Juan Dr. I investigated and learned that the RV was caught in limbo due to Dave's departure from the RV committee and was awaiting a space in the RV lot. I drove by on April 6<sup>th</sup> and the RV was gone, so I assume that the application was processed and a space in the RV lot was found. The utility trailer was owned by a couple with an extremely ill child. They asked for 2 weeks of leniency while their daughter was in surgery and hospitalized. I drove by on April 6<sup>th</sup> and the trailer was already gone.

I also followed up with the complainer of the barking Chihuahua on Leslie and was told that all has been quiet.

## **Scholarship**

\$100 received toward scholarship fund

## **Publications**

## **Old Business**