



## SLOA Board of Directors Meeting

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

### Board Members Present:

Fred Smith, President  
Tom Merrill  
Jennifer Sweeney  
Jac Osborn

Phil Merlin  
Steve Loska  
Bobbie Piety  
Missy Church-Smith

1. Public Comments
  - a. JoAnn Smith
    - i. Would like to revisit rules for small repairs
      1. Grievance committee
      2. Steps taken
      3. Punitive for flagrantly used
      4. Maintain value
  - b. Gary Fortman
    - i. Verify meeting for 7, 11, 17 after executive session
  - c. Andre Mercier
    - i. \$300 fine waived
      1. No fine
  - d. Greg MacDonald
    - i. Tennis court usage
2. Call to Order
  - a. Fred Smith called the meeting to order at 10:00A.M.
3. Approval of June 20, 2017 BOD Meeting Minutes
  - a. Unanimous approval.
4. President's Report
5. Treasurer's Report
  - a. Through ½ of fiscal year
  - b. Received \$235,781 or 99.5% of income budget
  - c. Spent \$115,065 or 50.3% of expense budget
  - d. Final proposed budget for 2018
  - e. Increase office cleaning to \$60
  - f. Motion to pass budget in bulletin and ballot for next year
    - i. Tom second
    - ii. Unanimous approval
6. Office Manager Report
  - a. Email updates
  - b. 2 liens – one paid
  - c. 22 new move ins
  - d. Notary
  - e. Website revamp
  - f. 40 postcards sent
  - g. Lawn service

- h. RV lot attendant denied

## COMMITTEE REPORTS

1. Architectural, **Jac Osborn**
  - a. 24 applications
  - b. One resident not getting permit
  - c. 179 Hurricane Ridge clean up
  
2. RV Storage, **Ricki Bèle**
  - a. 174 usable lots
    1. 134 Completed agreements
    2. 17 Incomplete agreements
    3. 23 Empty
  - b. 2 vehicles towed
  - c. Rekeying storage lock
  - d. Viking fence for cement runner in August
  - e. RV lot self-supporting
  
3. Communication Board, **Missy Church- Smith**
  - a. Website update
  - b. E newsletter
  - c. Note in newsletter to contact Ricki to update information
  
4. Recreation, **Tom Merrill**
  - a. Pickleball and Tennis court meeting
  - b. Pool
    - i. 180 passes given out
    - ii. 2000 have used pool since opening
    - iii. 14 average attendants at exercise class
  - c. New pickleball court
  
5. Security and Roads, **Phil Merlin**
  - a. Problems with lights
  - b. July 4<sup>th</sup> vandalism
  
6. Landscaping, **Richard Hempel**
  - a. 41 landscaping post cards
  
7. Greenbelts/Parks/Property Management, **Steve Loska**
  - a. Vacant lot issues- irate residents
  - b. Take down large maple tree on South side of Taylor near entrance
  - c. Greenspace clean up with Ken Reed
  - d. Greenspaces mowed as soon as possible- Tim trying to get caught up since it is growing season
  
8. Communications/Grievance, Nomination Committee, **Tom Merrill**
  - a. No Report
  
9. Rental Coordinator, **Bobbie Piety**
  - a. Landscaping complaints
  - b. Tenant information from Residents
  - c. Loud, drinking, vulgar language complaint

d. Vandal proof light at Taylor and Sequim- Dungeness with concrete boxes

8. Old Business

- a. Richard Hempel
- b. Pickleball letter from Eric Mahnard
- c. Division 11 appeal of fines
  - i. 7 trees total removed
  - ii. Article 16 of CC&Rs
  - iii. No application
  - iv. Fines being assessed
  - v. System to go through
  - vi. Concerned with approach
    1. 2 members investigate
    2. Contact to correct or resolve
    3. Letter mailed
    4. Email contact
  - vii. Health of trees- safety issue
  - viii. Done in Interest of Sunland
  - ix. Problems on both sides
  - x. Part of Sunland
  - xi. One estimate
  - xii. Contact architectural
  - xiii. Nobody question safety- procedure to follow
  - xiv. \$2250 fine
  - xv. Process clearly stated
  - xvi. Motion from Phil Merlin to waive fine subject to acknowledgement by division 11 that they are in fact they are responsible to follow SLOA's rules.
    1. Bobbie seconds
  - xvii. Motion from Jac Osborne to table discussion until after Division 11 board meeting and minutes reflect acknowledgement
    1. Bobbie Seconds
    2. Unanimous approval

9. New Business

- a. Rental of SLOA office previously rented by Water District
- b. Card for Celeste- husband's death
  - i. Motion to send belated sympathy card to Celeste from board
    1. Phil second
    2. Unanimous approval

10. Scholarship

11. Publications

Meeting adjourned at 11:50 A.M.

Minutes Respectfully Submitted by Richelle N Bèle

**Attachments:**

## **PRESIDENT'S REPORT**

## **TREASURERS REPORT**

## **BUSINESS OFFICE REPORT**

I have been busy working on getting the email addresses updated so that everyone has either an email or an option to have important items mailed. I have 70% of the emails for the residents. I have just over 250 emails to get. I will be sending out letters to the residents that do not have email addresses to either provide an email address or opt out and receive essential information by mail.

I had two items towed from the lot. There were going to be three, but when the tow truck arrived one of the items had been removed. The two items were a boat and trailer and a boat trailer (no boat).

We placed two liens on homes that had balances due without any response to several attempts to collect. One lien has been paid since the lien had been put on. The other lien still stands without any response.

We have 22 new residents move in since last month's meeting.

I am in the process of attaining my notary license. The papers have been filed and I am awaiting the certificate to purchase the stamp.

Missy and I are working together to revamp the website. Our next step is to meet with the website coordinator to put our thoughts into action.

Richard has been scouring Sunland to find properties that need attention. He and I are sending out postcards and letters to remind home owners that they need to keep up their lawns according to standard. Richard has been a fantastic addition to the board.

We had some issues with the lawn service and having a charge twice in one month. When I called Ken, he said that during this time of year, they grow especially fast and if they are not done twice a month, they become hard to handle. I have checked several resident histories and the lawns have historically been mowed twice a month, one month of the year.

The application for RV lot attendant has been denied.

## **Committee Reports**

### **Architectural, Jac Osborn**

Architectural Committee Report for July 2017

There were 24 applications this month. Still looking for assistance but the Members are content not to get involved.

Jac Osborn, Chair

### **SLOA Communication Board Report, June 2017, Missy Church-Smith**

#### **SLOA Website**

- Ricki & Missy will review and plan updates to the website, then meet again with Sue Forde to make the changes. Updated website will be "rolled out" at the annual SLOA meeting.
  - Members Only site
    - Division pages
    - Emergency Prep Plan
    - Owner roster
    - Budget
  - E-mail forwarding to specific committees, BOD members

## **SLOA Newsletter**

- Phase out printed newsletter. E-distribution and accommodation for those without e-mail.
  - Status – Confirmation of SLOA members and their e-mails is in progress. When complete (later in the summer), move to e-distribution, with access to printed copies for those who do not have e-mail.

## **RV Storage,**

There is a total of 174 usable RV lots.

Out of those 174 lots: 130 have completed agreements on file.

17 have agreements that must be completed.

27 are empty.

The lock has been changed on the RV Storage lot. There were some issues that those residents that did not have updated information did not receive the 3 let's communicate I sent out. I have been updating resident information as they come in.

The cement runner will be poured in August. I will be given notice so that I can notify those that are on the Let's communicate and those that request mail notifications.

A resident came to me and said when he plugged in his adaptor, it registered with reverse polarity. I called an electrician and he confirmed that the polarity was reversed. He did fix it.

## **Recreation, Tom Merrill**

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

## **Landscaping, Richard Hempel**

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

Greenspaces Report...

It has been a busy month. I have still been dealing with some vacant lot issues. These are lots owned by none residents that apparently do not feel that they must abide by Sunland rules and a couple of them have gotten irate. I have asked Ricki to send out notices to some and advised Ken Reed to clean up the uncooperative ones.

I am also in the process of getting bids to take down the large maple tree on the south side of Taylor near the entrance. It was heavily damaged in a wind storm several months ago. I had Arborist Richard Hefley assess the damage and he advised that we might be able to save it with some trimming but it very likely to be further damaged in future wind storms. Taking it down would be the best choice. I have scheduled some cleanup in several greenspaces with Ken Reed and he will get to them as soon as possible.

Lastly, I have been receiving questions as to when some greenspaces would be mowed and asked them to be patient as Tim is trying to keep up as fast as he can. I talked with Tim and he advised he is having his son help him and I am sure he will get the job done.

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

## **Rental Coordinator, Bobbie Piety**

## By Bobbie Piety, Rental Coordinator

The month had a few issues with rental properties not being properly maintained. One property owner of a rental on 111 Protection Place was cooperative and assured me that it was already being scheduled. I haven't gone by to confirm, but believe him since the complainer has said nothing further. I will check this afternoon. I also need to follow up on 100 Hurricane Ridge, another landscaping maintenance issue, which I will do later this afternoon.

I also rattled some landlords whose tenant information I did not have. All responded, some irately telling me that they had already submitted the info (to Celeste?) in the past.

There was an irate caller about access to the RV lot during the holiday weekend. He said he did not get Ricki's Let's Communicate. Fred told me that he is not in the RV directory.

The problematic tenant at 129 Leslie Lane let her dogs annoy neighbors once again, so we fined the landlord even though the tenant was to move on June 30, in hopes that he will pass it on to her.

I also received a complaint from a neighbor of 110 Leslie Lane, who said the tenants were loud, vulgar, and obnoxious, constantly over the weekend, and one woman shouted at a 3 year old, "Go sit in the f\*\*ing chair", very loudly. I notified the landlord who said she would pass any fines to the tenant, should it happen again.

So, as you can see, it has been an exciting month! I have also volunteered to find a more permanent solution for the vandalism of the lights that illuminate the sign at Taylor (@ Sequim-Dungeness Rd). I purchased a couple of bright LED outdoor lamp fixtures (~ 1 ft square) and envision having a concrete box to protect them purchased or fabricated, with ¼" thick polycarbonate over the front, secured with security screws. It should provide ample light, not need maintenance/replacement for years, and be sturdy enough to discourage vandals. I am currently awaiting bids for the concrete box.

### **Scholarship**

### **Publications**

### **Old Business**

1. Richard Hempel- Landscaping Committee
2. Pickleball letter from Eric Mahnerd
3. Division 11 Appeal of fines

### **New Business**

1. Rental of SLOA office previously rented by Water District
- 2.

### **Adjourn**

### **Fifteen Minute Visitor Comment Period**

### **Executive Session immediately following Board Meeting**