



SLOA Board of Directors Meeting

August 15, 2017 ~ 10:00A.M., SunLand Gathering Place

Board Members Present:

Fred Smith, President

Jennifer Sweeney

Jac Osborn

Phil Merlin

Bobbie Piety

Missy Church-Smith

1. Public Comments

No public comments

2. Call to Order

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

3. Approval of July 18, 2017 BOD Meeting Minutes

- a. Jac Osborn moved
- b. Jennifer Sweeney second
- c. Unanimous approval.

4. President's Report

5. Treasurer's Report

- a. 58.3% through our fiscal year as of 7/31/17
- b. Collected \$240,000 which is 1.1% more than anticipated
- c. Spent \$139,000 which is 2% more than anticipated
- d. Reserve account has \$34,976 after funding this year's contribution. The Contingency account, which is separate from the others, has a balance of \$39,424. The Contingency account has a limit placed on it of \$35,000.
- e. **MOTION:** To move \$4,242 from the Contingency fund to the Reserve. Seconded by Richard Hempel. Unanimous approval
Discussion of motion: Limit of \$35,00 on Contingency fund. Contingency fund is set aside for emergencies. Reserve accounts are to maintain long term assets like pool, tennis courts, parking lots, etc. This will help makes us closer to complying with the reserve requirements.
- f. **MOTION:** Move \$25,00 from the Operating account to the Reserve fund. Reserve fund will be at \$64,400. Seconded by Jac. Unanimous approval.
Discussion of motion: Moving funds these funds into the reserve funds to build up the reserve. We need to be at certain level to protect ourselves from any emergencies. We fund \$22,000 plus each year from the dues collected from the members in the reserve fund. In two years, we will be exactly where we want to be.
- g. **MOTION TABLED:** Move allocated money from a designated reserve to the operating account in the amount of unknown
Discussion of motion: Reserve fund packs gate and fence in one bid \$44,000. Replenish those funds to RV (General) since they were paid out of the reserves. Asset of Sunland. Not a separate fund for RV. RV lot expenses are \$15,565. Maxed out on RV lot. Over budget.

Request report next month how many dollars of allocated reserve are tied to the RV lot

6. Office Manager Report

- a. 217 letters requesting updated information or unconfirmed tenants
- b. Turning in ballot forms upstairs
- c. Ordered plaque for Cynthia Little \$120
- d. 16 new moves in as of 8-3-17
- e. 58 move ins since 2-18-17

- f. Additional lien for \$2923.50, includes fees and lawn maintenance
- g. Minute preparation
 - Discussion: \$200 fee through title company. Homes just built, prorating amount of annual fee. Tile company is told to get CC&Rs, Bylaws, and Rules & Regulations can be found online. They are mailed the Architectural guidelines, 2015 and 2016 financials, and the 2017 Budget.

COMMITTEE REPORTS

1. Architectural, **Jac Osborn**
 - a. Division issues
 - Discussion: put together a meeting with the 5 divisions to come up with a way to follow CC&Rs.
 - Examples: trees in Division 11, fire in Division 17, and pole in Division 16
 - Division of Sunland follow rules and regulations. Set up procedure to follow rules & regulations.
 - Legal opinion from the attorney: when both CC&Rs apply, Sunland's are superior-
 - Fred will set up that meeting.

2. RV Storage, **Ricki Bèle**
 - a. 174 usable lots
 1. 138 Completed agreements
 2. 16 Incomplete agreements
 3. 20 Empty
 - b. Garbage and pallets cleaned out
 - c. Viking fence to set date to put in runner
 - Discussion: Will send out let's communicate to those I have emails for and mail/call those that I do not have an email.
 - d. Keys to get into the RV for Board members

3. Communication Board, **Missy Church- Smith**
 - a. Community Picnic
 - Discussion: 12 to 2 pool games, talk to Cheryl or Ricki to set up. Picnic 2-5 on 9th fairway. Need sandwich boards
 - Need to get letters. 3 Boards available. Put an announcement out. Awards for winners of pool games.
 - b. Ramp for SLOA
 - Discussion: Waiting for layout with price. We do need to permit this. See attached layouts.
 - Ramp to the landing, right into the door. Get other bids once plans are done

4. Recreation,
 - No report

5. Security and Roads, **Phil Merlin**
 - a. Car break in
 - Discussion: Sheriff contact said that these were crimes of opportunity. 2 out of 3 of the homes had unlocked Doors. Let's communicate with hints and sheriff department. Let SLOA know.
 - Ongoing vandalizing of lights. Baseball bat to windshield on Sunset. Be observant. Report to sheriff if something is out of place. Two of the crimes, there have been arrests. The third one, Walmart security reported car with two women in it with the stolen items inside.
 - b. Security
 - Discussion: 2 cars through Sunland a night.

6. Landscaping, **Richard Hempel**
 - a. Letters for violation of landscaping

7. Greenbelts/Parks/Property Management, **Steve Loska**
 - a. Working with Ken Reed to clean entrances to the Greenbelts

- b. Removal of big tree at the entrance that was blown down
8. Communications/Grievance, Nomination Committee,
- a. No Report
9. Rental Coordinator, **Bobbie Piety**
- a. 2 complaints on landscaping
 - b. 100 Hurricane Ridge landscaping
Discussion: Looked at landscaping and thought it looked natural: other properties also looked shabby
Call fire department to ask if properties are fire hazard.
 - c. Something down in road: call Phil or county. All roads except Hilltop is county road
8. Old Business
- a. Division 11 response- sent letter that the board would approve CC&Rs
 - b. Pickleball court:
Discussion: Betterment of Sunland
 - c. New sign at Sunland entrance:
Discussion: Working with contractor for lights, asked about updating sign- brother may have more experience.
\$10,500 to replace sign
Jac will have bid for new sign with water feature for entrance. Contractors involved to get this done. Will have a rendering next month
 - d. Total available \$45,000 for any projects
 - e. Survey Monkey
Discussion: Bring up at annual meeting or survey monkey to show options. Present at yearly meeting.
Open to audience about sign: Opportunity for vandalism. Not a good idea because of that idea.
Get a committee for entrance to Sunland.
Safety issue when pulling out of Sunland. Bushes need to be cut. Considering putting a light at Seq-Dung.
Taking 2 feet off bushes.
 - f. Pickleball court
Discussion: Set up internal system for blocks of time. Pickleball has not been played when he drives by. Others are saying that pickleball court is being played. Fasted growing racquet sport. Given out phone number on Let's Communicate. Maybe Survey monkey? Fred said that the board should make the decision for Sunland to thrive
 - g. Security cameras- with all the cars coming in and out, how do you determine what cars are suspicious. Not realistic, maybe a critter cam
MOTION: Take funds currently left after transfers, \$45,000, divide them in half to approach two subjects, subject to board approval, after we receive proper bids. The two subjects are:
 - 1. New sign at entrance
 - 2. Pickleball court
 Seconded by Jac. Unanimously passed
Discussion: Transfer money from one to another if one comes up short. Money left over goes to the reserve fund
Authorizing research, bids are voted on by the board
9. New Business
- a. Trapping fee
Discussion: Sunland foots the bill, some should be frayed by owners. Fred said that is almost impossible.
Option one: One-time trap fee per resident, \$5 a day to check traps, \$50 catch fee per animal
Option two: Monthly fee of \$150 and \$50 catch fee
We have had 5 racoons caught so far. Trap fee for \$50 is as needed
 - b. **MOTION:** Monthly fee of \$150 and \$50 catch fee. Seconded by Richard, five in favor, one opposed, Motion Passed
Discussion: Additional issuer, L&I and Vehicles.
10. Scholarship
11. Publications

Meeting adjourned at 11:24am

Minutes Respectfully Submitted by Richelle N Bèle