



SLOA Board of Directors Meeting

December 20, 2016 ~ 10:00A.M., SunLand Gathering Place

Board Members Present:

- Fred Smith, *President*
- Jennifer Sweeney, *Secretary/Treasurer*
- Missy Church-Smith
- David Jelin
- Steve Loska
- Phil Merlin
- Tom Merrill
- Jac Osborn
- Bobbie Piety

1. Call to Order

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

2. Public Comments

- a. **Larry Laing:** Safety concerns about dead trees. Fred Smith responded that trees will be taken down. Mr. Laing requested improvement in board/resident communication.
- b. **Mr. Ogden:** Presented **Map Your Neighborhood** proposal. Water purification \$2,000.00; for outages, hand operated. Fred Smith advised communication with Mike.
- c. **Lloyd Taylor:** Noted the removal of the 15MPH signs and golf carts on the roads. Fred Smith responded that the Sheriff's Department has deemed carts legal with SunLand.
- d. **Bonnie Mayfield, Division 11:** Requested clarification on resolution of her application concerning North Slope trees. Jac Osborn stated that he had already notified her of approval.
- e. **Discussion of CC&Rs**
 - i. Governance: SLOA has authority over Divisions – SLOA CC&Rs supersede Division CC&Rs.
 1. Fred Smith – moving forward to update CC&Rs
 - a. Current CC&Rs do not follow state regulations; have not been updated in 10 years.
 - b. Changes have been submitted to SLOA attorney for legal review and alignment
 - c. New version meets code
 2. Tom Merrill – decisions must be concurrent with legal determination

3. Approval of November 15, 2016 BOD Meeting Minutes

- a. Unanimous approval.

4. Treasurer's Report, Jennifer Sweeney

- a. Financial records will be moved to the **Cloud** by January 2017
- b. Forensic Audit. Maximum fee \$5,000.00. Retainer of \$2,500.00 required.
 - i. **David Jelin moved that SLOA retain Bader Martin to perform forensic audit; Phil Merlin, second. Motion approved.**

5. President's Report, Fred Smith

- a. **Fines:** Should we enforce or write off fines?
 - i. Options discussed: dollar threshold, small claims court, property liens, foreclosure

6. Committee Reports

- a. **Architectural, Jac Osborn**
 - i. Jac Osborn requested a follow-up assistant
 1. Tree removal must be done by a licensed arborist
- b. **RV, David Jelin**
 - i. Proof of registration and insurance required; forms must be updated
 - ii. In process of getting estimates for fence/gate repair
 1. Barbed wire is damaged
 2. Need assessment help for southern edge of RV lot
 - a. Fence braches over 10'; Fred Smith suggested limb all
 - b. Limbs hitting lights
 - iii. Plumbing: hose bibs need replacement
 1. \$2,000.00 bid from Gillis Construction – on schedule

- iv. Resident guard living on site for 2+ years
 - 1. Evidence that he is letting people onto property; suggest contract be terminated
 - 2. Phone charge monthly; however, no phone line
 - 3. Fred Smith has sent letter to Patrick requesting history
- c. **Security and Roads**, Phil Merlin
 - i. We have been notified by Mark Ozias, County Commissioner, plans are being developed for Woodcock/Sequim Dungeness roundabout
- d. **Landscaping**
 - i. Greenbelts – work finished on vacant lots
- e. **Communication**, Missy Church-Smith
 - i. Survey re.SLOA website in development through **Survey Monkey**
- f. **Rentals**, Bobbie Piety
 - i. Quotes for scanning – bids from \$3500.00-\$6000.00, \$.15/page

7. **Old Business**

- a. **Jac Osborn moved to publish CC&Rs as rewritten; second. Motion passed.**
- b. **Margaret Wallline** is interested in chairing the Landscape Committee, but has not yet officially volunteered.

Meeting adjourned at 11:30.

Minutes Respectfully Submitted by Missy Church-Smith