

SLOA Board Meeting
November 17, 2015

The meeting was called to order by the President at 10:00am.

Jennifer Sweeny and Celeste Lilliey were excused. All other members of the Board were present.

October meeting minutes were not available due to electrical problems that affected the use of the Associations computer network.

The President welcomed guests to the meeting by name and asked if there were any comments. There were no comments. The President asked Bill Morlan to defer his comments until later in the meeting.

Presidents Report:

- Thanked the Board for their participation in the meeting with Clallam County representatives: Jim McIntire, County Council and Mark Ozias, County Council elect. Approximately 115 Association members attended the meeting. Jim McIntire informed attendees that two County Agencies were involve in the road safety issues; law enforcement and county admin. The Board member responsible for Security and Roads was assigned to work with the County on traffic safety issues.
- The Board member responsible for landscaping has resigned. Frank Shimek was nominated and elected to serve out the three year term vacated by the landscape chairpersons' resignation. The vote was unanimous. Frank will be the landscape chairperson. As part of his assignment Frank will chair the Walking Trail Committee.
- The proposed logo for the monthly communications letter was introduced to the Board. A Board member was assigned to finish development of the logo. It has to be determined if the logo artwork is copyrighted or not.
- Monthly communication articles are to be kept short and concise and published in PDF format.
- Board members were informed of the due dates for the Association newsletter as the current newsletter was late due to articles not being received in a timely manner. The due dates are the 15th of January, April and July of 2016.
- Board members were asked to do what they can to alleviate the amount of work placed upon the Association Secretary and Office Manager. This means the Board members are to do as much of their clerical work as possible. Board members will be supplied with an electronic version of the Association Letterhead so they can create their own letters.

Architecture Committee Report:

- Member has submitted fence paint color to the committee for approval.
- Member asked if a Disaster Plan was in place. Board discussed the issue as there is none. The Board President informed the Board that an attempt was made to

create a combined Disaster Plan and Neighborhood Watch document/program; however, there did not seem to any interest among the membership to do so. A Board member informed the Board that a disaster plan was made for another association and would be provided to the Board as a starting point.

RV Lot Committee Report:

- Board discussed allowing renters to store vehicles in the RV Lot. It had been decided in the past that such use was not allowed; however, the issue was raised again when a renter requested they be allowed to store their RV in the lot. The RV Committee chairperson suggested a solution to the Board that made the Association member responsible for their renters conduct in using the RV Lot. The RV Lot committee chairperson is to develop a rule allowing such use and present it at the next Board meeting. It was also suggested that there be a \$500.00 deposit be required when renters are using the RV Lot. Action was deferred to next meeting.
- The committee chairperson is pursuing the possibility of installing a security camera system for the lot. Further information will be brought to the Board at a future meeting.

Recreation Committee Report:

- The tennis courts are to be resurfaced this year provided the weather cooperates. Funds are available for this work.
- The concrete decking around the swimming pool is to be replace this year due to its deteriorated state. This was a high priority item on the Reserve Study. Bids have been requested; first bid received is for \$55,000.00.
- Winterizing was discussed. Possible a new cover that is stronger would be advisable. It was also suggested an inflatable dome be used. The idea of a total shutdown and draining was rejected. The issue was deferred to next meeting.
- The Board discussed allowing an outside contractor be allowed to provide lessons at the tennis courts. It was suggested that a survey be conducted among the members to determine interest. The contractor would need to provide insurance and indemnify the Association for any legal or injuries that may occur.

Security and Roads Committee Report:

- Committee chair to be the liaison between the Association and the County on road safety issues.
- Several solutions to the traffic issues at Taylor Road and Sequim-Dungeness Rd were discussed.
- Committee chairperson informed the Board that Mark Ozais would assign an assistant in his office to liaison with the Association on road safety issues.
- The committee chairperson suggested that the Association encourage members to register and vote to show the power of a large voting block to the County Council.
- The Board discussed the need for the county to collect data on speed, volume and traffic patterns at Taylor Rd and Sequim-Dungeness. It was pointed out that there would be more traffic during the summer months when the “snow birds” are back.

- The President asked the committee chair to investigate solutions to the deep ditch along the south side of Taylor Rd between Sequim-Dungeness and Emerald Dr. More markers possible delineating the edge of the road?
- The Board was asked about markers on the north side of Taylor Rd. near Arnold Palmer Dr. to delineate the north side along the curve there.

Landscape Committee Report:

- The Board discussed a complaint concerning yard art and construction in Division 7. Complainant indicated that the construction and yard art were in the Division 7 Common Area and were unsightly. The Board President indicated that the complaint should have first gone to the Division 7 Board. Division 7's representative, Bill Morlan, was asked several questions concerning the issue and how he thought it should be handled.
- The Board further discussed the issue should an application to the Architectural Committee of a Sub-Association be also submitted to the Master Association (SLOA) Architectural Committee. There appears that no clear answer as both Associations governing documents do not address the issue of requiring approval from both Association's Architectural Committees. It was proposed that since the issue was not addressed that both committees must approve the application.
- The Board deferred any further action to the next meeting in order to garner more information as to the proper course to follow.
- The Board President request a copy of Division 7's documents.

Greenbelts/Parks/Property Management Committee Report:

- Additional trees that need to be removed have been identified and the contractor has been assigned to remove them.
- Blue Mountain Tree Service was paid \$3,042 for contracted work to remove trees.
- There is budget money available to cover the cost of removing the additional trees.

Communications/Grievance Committee Report:

- The Board discussed the causes of a grievance submitted by a member that had violated the Architectural Requirements for approval of exterior work on their property. Two issues were involve; 1. A structure was built without approval and 2. A fence was installed without approval that also violated the height restriction.
- The Board was informed of correspondence from the member that indicated that the member was fully aware of the requirements for seeking approval from the Architectural Committee.
- The Grievance Committee made a recommend to the Board which was overturned by the Board concerning the fine imposed. The vote of the Board was unanimous with one abstention.
- The Grievance Committee chairperson is to inform the member of the Boards decision.

Rental Coordinator Report:

- Board was informed that the documentation of rentals was incomplete due to members not notifying the Association as required by the Governing Documents.
- Two complaints were received concerning parking at rental properties. Both were investigated and resolve with no further action required.
- The committee chairperson is pursuing getting information from the property owners to correct the information the Association has.

Old Business:

- The Board was informed that the Association cannot legally require a rental property owner to have their property maintained by a professional landscape company. It was pointed out that the Governing Documents do require the property owner to maintain the appearance of the property and therefore the property owner could be fined for not meeting this requirement.
- The Board was informed that fines can be higher when a violation occurs by a renter. The property owner is the responsible party as the Association deals only with the property owner and if authorized the property manager.
- Document Review Committee chairperson reported on progress. The chairperson is reviewing old Governing Documents and formulating questions for the Associations Attorney to lay the foundation for the committee to work on.
- The Board was informed of progress on establishing email accounts for each Board Committee to use rather than their private email accounts for Board business.
- The Board was also informed that the idea of a Board Blog was being considered as a way of communicating among Board members. It was pointed out that such a Blog could violate the open meeting statutes. It was determined that this would need legal advice on its appropriateness and if allowed how to proceed.

New Business:

- The Board was informed of the need for Cyber/Privacy/Breach Insurance. The Association may already have such insurance in their insurance policy. Action was deferred to next meeting.
- The Board was informed that a street light was out at the west entrance to the subdivision. The question was asked as to who was responsible for its repair and the answer was the Association.
- The need for a street light at Foursome Dr. and Fairway Dr. was brought to the Board. No action was taken.

Adjournment:

The meeting was adjourned at 12:20pm.