

SunLand

BULLETIN

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PRESIDENT'S MESSAGE

It hardly seems possible that three years has passed since I was elected to the SunLand Owners Board of Directors. We've all heard the saying, "The older we get the faster the time goes." That certainly rings true as I realize that my three year tenure will be fulfilled on September 11th when our annual meeting convenes in the ballroom of the golf club.

My position on the Board has afforded me the opportunity to meet so many of you that I otherwise would not have, which is one of the many advantages of serving on this Board. Once again I remind you that we are literally a small town unto its own and the many issues that need addressing to keep it a very pleasant place to live are many and very diversified.

As this will be my final president's message, I want to express my sincerest gratitude to you for working cooperatively with us when rules and regulations needed to be enforced. They are in place for the betterment of our entire community and you have put confidence in your elected Board members to uphold them when necessary.

But most of all, I want to send out a most

heartfelt thank you to the terrific group of volunteer homeowners who have served with me over the past three years as members of this Board. We as a community are so fortunate to have such a dedicated group give of their time and wisdom to serve us and I ask that you thank them personally when you meet them.

As a final thought I'd like to address the topic of garage sales. The suggestion of allowing an increase in the number of garage sales beyond the current first and last six months of residency has literally come up every year. The desire to extend the privilege to our renters, which is now prohibited, has also been brought up for consideration.

The prevailing objection has always been the additional traffic, lack of parking on our narrow streets, and the attraction of people seeking an opportunity to scan our neighborhoods. The existence of our internal emit system whereby our residents have the opportunity to list items for sale seems to also counter the need to permit additional garage sales. This venue, however, is limited in scope.

Our upcoming annual meeting on September 11th presents us with the opportunity to di-

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rectly ask our homeowners as to your preference on this issue. We have included a simple yes or no vote on the enclosed ballot for your consideration. Should the measure pass, the incoming Board will determine the number and frequency of the additional sales.

Because it is required by law, the question of a CPA review versus a full audit must be presented annually to the full membership. Your Board asks that you read the article our treasurer has written in this newsletter to become more informed on the issue prior to entering your vote. It never hurts to expand our knowledge on unfamiliar topics.

Monica Ostrom, President



TREASURER'S REPORT

In May the Board's treasurer, Linda De Ivernois, moved back to Pennsylvania with her husband. The Board appointed Bob Willis to be its interim treasurer.

From 2005 to 2008 the major portion of the association's income came from a homeowners' fee of \$160.00 per year. Because of depleted reserves estimated to be at \$45,000 by the end of 2008, the Board proposed and the membership approved a new schedule of \$195.00 per year. That rate remains in force. By year's end in 2012 the reserve account stood at \$125,156; half way through the current year it stands at \$135,624. This increase over subsequent years points to consistently less annual expenditures than budgeted, with the resulting surplus transferred into the reserve fund. The association runs primarily by the combination of its yearly budget, the operating costs covered by the homeowners' annual fees, and the backup afforded by the reserve fund for one-time and special projects.

Revenues for 2013 are budgeted for \$201,380. Through June actual revenues are \$205,353 with \$175,940 (99.8% of budgeted \$176,280 for the year) coming from homeowners' fees.

Major expenses estimated for 2013 fall into a few areas: office services, greenbelts and maintenance, the swimming pool, the R.V. storage facility, and security. These five account for a budgeted \$142,706 or 76% of the expected expenditures in 2013. Mid-year, none of these accounts show usage over 44.3%, with the pool budget, before swimming season, registering only 14.5%. We have no reason to predict expenditures in 2013 to rise over budget.

(Continued)

The practice of the association is to use an independent review of its books to oversee association revenues and expenditures each year. For the protection of the office manager who handles both funds and accounts, for the protection of the Board that has a fiduciary responsibility to oversee the association's finances, and for the needed confidence of the membership in its directors and staff, we should consider changing this practice to a full annual audit. (I will describe the difference in an added article to this newsletter.) Certainly, a review is much less costly; an audit much more so. But the independent accounting and protection it affords are a reasonable outcome for the expense. We should not rely on chance or trust.

Bob Willis,
Interim Treasurer

AN AUDIT OR A REVIEW?

By Washington State law our association must at its annual meeting vote for one or the other in the next fiscal year. What, however, is the difference?

The most obvious differences are these: an audit is more extensive, takes up to a few weeks, and costs close to \$5,000. An auditor scrutinizes all of the year's financial records and certifies that the recorded transactions actually occurred. A reviewer considers a random sample of the year's financial records and attests only to the consistency of internal financial record-keeping, and would charge \$400 to \$500 for this service. As a final result, an audit furnishes a solid and certified financial baseline upon which a group may rely as it moves into subsequent years; a review makes no such claim.

When should an audit be preferred to a review? Some situations clearly demand it: requirements for certification, licensing, donations; a major change in organizational structure or personnel; suspicions of corrupt financial maneuvers. In practice many audits occur simply out of a desire for greater financial oversight and subsequent corporate security.

When is a review sufficient? Some examples are: when the number of stakeholders are few (we have 906 homeowners, considered a small number); when the annual budget is relatively small (we project a budget of \$198,450 for the fiscal year 2014); when funds are primarily generated by the membership rather than by other sources (projected income from membership dues in 2014 will be 92% of total revenues); when funds have little exposure other than fulfilling the direct purposes of the association (no complicated outside investments, no involved relationships with other corporate entities, little dependency on rentals or sales.) In past years the Boards of directors, their treasurers, and the membership have been satisfied with a review. The question before you at this year's annual meeting is this: for you, as you understand your association, is a review still sufficient?

Bob Willis
Interim Treasurer



SECURITY AND ROADS

Summer is upon us, and what a great start we've had. I have heard complaints of the "heat". Go figure, just a couple weeks ago my furnace was on! Please make sure you stay hydrated, drink plenty of water while working in those beautifully landscaped yards of yours (oh, you all know who I am speaking to)!

With the temperature rising and schools out for the summer there are many more visitors to our neighborhoods, which bring more vehicle traffic. Many bicycles are also traversing our streets. While driving through SunLand, please obey all rules of the road. Keep a watchful eye out for pedestrians and bicyclists on our streets. If it necessary to pass pedestrians or bicyclists please slow down and use caution, especially when moving into an oncoming lane. Some concerns that have been brought to my attention are due to vehicles moving into oncoming lanes when passing pedestrians, with no thought to the vehicles approaching from the opposite direction. There have been a few near misses on Taylor Blvd, so please drive, ride and walk carefully and watch out for the other guy. Bicyclists must also obey the rules of the road when riding throughout our community.

If you notice street signs or stop/traffic signs down or leaning, please advise me through the SLOA office. I am driving around and looking for sign concerns and making a list for the Clallam County Road Department to repair or replace as necessary.

The Clallam County Road Department has informed us that they will be resurfacing Taylor Blvd within the next three years. At that time all crosswalk markings will also be remarked on Taylor. Their crew is working time into their schedule for our sub-division to replace or remark other streets as well. Please let me know if there is one near you that could use some attention. I am working with the road department on other road repairs around the community. Scheduling and budgets do tend to get into the way, however I know they will do

the best they can with scheduling us in for repairs.

So, in closing please be safe and stay cool (keep in mind I write this during lavender festival) and keep those yards looking good!

Jeff Edwards, Chairman

ARCHITECTURAL

I hope you are all enjoying the great, SunLand, summer weather. This is a very busy time of the year for the Architecture Committee. We have handled 25 applications in the past two months and have enjoyed meeting with many of you to discuss your projects.

In the process of driving around SunLand, Loretta King (a member of the Architecture Committee) noticed that many addresses are not easy to see from the street even on a sunny day. Perhaps a tree or shrub has grown too tall or you park your car in the driveway in front of your address sign. Some addresses are the same color as the house they are on and don't stand out. Just imagine how hard it might be for an emergency vehicle to find your house on a dark and stormy night when every minute counts. See if you can improve the visibility of your address or consider installing a reflective sign out by the street. These signs are available from the Clallam County, Community Development, Building Department. It could help save a life, perhaps yours.

We have also noticed a few industrial looking, galvanized, chain link fences that were installed without a SunLand permit. Our rules and regulations require any chain link fence to be black or green so they blend in with the surrounding landscape. So if you own one of these unsightly, galvanized fences, PLEASE consider having it painted to improve the appearance of your neighborhood.

Keep up the good work and have a pleasant summer!

Jim Wells, Chairman

SunLand Owners Association					
	2011	2012	2012	2013	2014
	Actual	Budget	Actual	Budget	Proposed
<u>Revenues</u>					
Dues	176,391	176,280	176,520	176,280	176,670
Interest	700	900	470	800	300
Reimbursements & Misc	7,707	6,500	7,283	6,500	6,200
RV Storage	15,301	14,950	15,148	15,300	15,900
Transfer Fee	5,250	2,500	4,700	2,500	3,000
Total Revenues	205,349	201,130	204,121	201,380	202,070
<u>Expenses</u>					
Government Relations	0	0	0	0	0
Office Services	32,625	33,182	34,819	33,925	35,300
Office Supplies	4,233	5,610	6,100	5,410	4,000
Professional Services	975	3,300	3,824	3,000	5,000
Publications	8,319	11,500	4,278	9,500	8,500
Taxes & Insurance	8,383	10,200	8,858	9,500	10,000
Facilities					
SLOA Center	8,218	8,550	8,196	8,500	9,250
Gathering Place Room	1,644	2,000	798	2,000	2,000
Welcoming Committee	84	500	188	250	300
Landscaping		7,750	597	3,500	4,000
Maintenance, Parks, Greenbelts	27,982	43,700	31,902	35,681	39,800
Recreation					
Tennis Courts	2,290	2,970	2,846	2,500	2,600
Swimming Pool	27,092	29,121	33,913	30,000	33,400
RV Storage	11,620	15,150	16,549	17,900	18,300
Security	24,273	24,465	21,296	25,200	26,000
Other					
Total Expenses	157,738	197,998	174,164	186,866	198,450
Gross Income	47,611	3,132	29,957	14,514	3,620
Beginning Reserve Balance	55,229	74,795	74,795	110,054	117,835
Additions to Reserves	22,565	51,000	51,211	30,000	3,620
Reserves spent:	-2,999		-15,952		-9,500
Ending Reserve Balance	74,795		110,054		111,955



**CANDIDATES FOR BOARD OF DIRECTORS
2013--2016 TERM
(Listed Randomly)**

MARK OSTROOT

I have lived on the Olympic Peninsula since 2005. I am the General Sales Manager at Price Ford Lincoln where I have been employed since I moved to the area.

My wife, Michelle, and I moved to SunLand in late 2012 and have met many of the members of our community in the past several months.

My goals are quite simple. Like all of us, my family has made a large financial investment in this community. Among the key reasons we decided to purchase a home in SunLand was the sense of community we felt amongst the people we met during our house shopping. I want to work towards strengthening that sense of community. I want to actively work to improve the neighborhood where we reside and continue to provide additional amenities to the residents of SunLand.

Attending the SLOA Board of Directors Meetings since we have lived in SunLand has given me a respect for those that dedicate personal time and efforts toward enhancing and improving our neighborhood. I feel I have a lot to offer towards the improvement of our community by volunteering my time and serving on our Board of Directors.

I bring a strong background in business management, fair process implementation, and a heavy dose of common sense that I picked up being raised on an Iowa farm.

I look forward to meeting many more residents of SunLand and welcome the opportunity to

work on behalf of the SunLand Owners Association.

BOB WILLIS

I am happy to be considered as a candidate for Treasurer of SunLand's Board of Directors.

My wife, Pat, and I came to SunLand in April 2011 after living thirty-seven years on the East Coast. I am a retired counseling psychologist, Pat a retired rare book curator.

I have some past experience relative to assuming this position. I served for two years on the Regional Review Committee of the Central New Jersey Health Planning Council. For two three-year terms I was a member of the New Jersey Board of Psychological Examiners and its president for two years. I completed five years, three years as President, on the Board of Trustees of Mercy Center at Madison, a retreat and conference center sponsored by the Sisters of Mercy. As Executive Director of the Pastoral Counseling Center of West Hartford, a Connecticut licensed psychiatric clinic, for nine years I prepared, oversaw, and reported the budget to staff and the Board of Trustees.

I have been attending SLOA's Board meetings since March. In May, I was appointed by the Board to assume the position of Treasurer being vacated by Linda De Ivernois. I have been functioning in that capacity since the May Board meeting. I accepted this interim position with the understanding that I would stand for election at the annual meeting.



**CANDIDATES FOR
BOARD OF DIRECTORS
2013--2016 TERM
(Listed Randomly)**

RANDY SKOGLUND

Hello to all SunLand Homeowners,

My name is Randy Skoglund. Along with my wife, Linda, we moved from Southern California to our new home in SunLand earlier this year. We both feel very blessed and excited about being a part of this wonderful community.

As a way to be involved and volunteer time to assist in furthering the lifestyle and goals of SunLand, I have decided to run for the Board of SunLand Owners Association.

My background has been with several hardware and plumbing manufacturers. Starting as a Territory Salesman, I then went on to Regional and National Sales Management. For the past ten years I owned my own Independent Sales Agency with a staff of four people.

In addition, I have been active with two Veterans organizations from Post Commander to State Judge Advocate. I also served as an Elder with my local church.

I am retired but want to stay active in community affairs. I ask for your support and vote to allow me to be a part of the SunLand Owners Association.

Thank you!

RECREATION

Amid some very nice summer weather, the SunLand swimming pool opened successfully on July 1, 2013. Special thanks to Tim Mannor, Doris Cosman, Larry Laing, his wife, Pamela, Celeste and all the pool attendants. Larry and Pamela assembled five new colorful mesh tables with crank operated umbrellas, and chairs which have been located throughout the side of the pool. Doris ably lined up all the pool attendants, and with Celeste's help, the attendants obtained their necessary Red Cross Certifications.

A new pool cover has been purchased and will replace the old, tattered cover when it arrives. 163 pool passes have been issued so far this year. 356 individuals used the pool the first week of July, followed by 527 individuals using the pool during the second week. Continued co-operation by all users and staff will result in a fun and successful use of the pool during the summer months.

The tennis courts continue to be operational, and are well maintained by C.V. Tondreau, and a group of dedicated players who use the tennis courts. Thanks to all for maintaining the courts in excellent condition.

Discussions have been ongoing regarding the installation of a permanent pickle ball net on the pickle ball court. A resolution on this issue hopefully will be made by the SLOA Board on Tuesday, July 16, 2013. Regardless, efforts will continue to be made so that the pickle ball court is a useful amenity for SunLand Residents and guests. Finally, I want to thank all who responded to our "informal" survey seeking to gauge the degree of interest in installing a permanent pickle ball net.

Ron Bell, Chairman

LANDSCAPING & PARKING

Now that summer is upon us and the growing season has slowed down a bit, we can all enjoy the beauty of SunLand. In most instances, the growth of our lawns has slowed down a bit and the weeds are not as rampant as they once were. A heartfelt thank you to the majority of our homeowners that have kept their properties extremely neat and beautifully landscaped.

Also, a heartfelt “THANK YOU” to some of our new homeowners that are doing an outstanding job of cleaning up their neglected properties. It is wonderful to see the emergence of a lovely and loved property under the guidance of our newest SunLanders.

Unfortunately, there are several areas that are being neglected by our homeowners. This usually involves the graveled parking strips and ditches in front of the property and often is the only part of the property that needs attention. Not only is this unsightly, but the contrast between the unkempt areas and the beautifully maintained condition of neighboring homeowners is detrimental to the overall beauty of SunLand. Once again, cards or phone calls will be going out to those homeowners who need a gentle reminder to maintain their properties in a clean, neat and attractive manner or else face a fine.



There have been a few instances of RVs being parked on properties in violation of our parking rules. Under Section II, Paragraph 1 of the Rules and Regulations, it is clearly stated that, “These types of vehicles may not

be parked outside of any SunLand residence except to load, unload or service for a maximum of 72 hours.” During these vacation months, it is tempting to allow our friends and families to park their RVs on our properties while enjoying the beauties of the Olympic Peninsula, but it is contrary to our rules and regulations and is subject to a fine. When special circumstances exist, however, waivers have been granted by the Board when petitioned to do so.

Another “thank you” goes out to the walkers who act as extra eyes for those of us on the Board. While all of us try our best, there are things that are missed as we drive by and input from the walkers is greatly appreciated. Any input is always kept confidential and is investigated immediately.

SunLand is a special place to live with special people living in it who make life on the Olympic Peninsula unusually satisfying.

Eleanor Guion & Myrna Runkel

GREENBELTS & VACANT LOTS

Many of you are aware that over the past month or so, mowing of some of our vacant lots has been much delayed, leading to unsightliness and problems with weeds. Mowing of vacant lots in SunLand has in the past been largely done by two individuals. One of these recently left the business and has moved abroad, leaving the job to a successor who has unfortunately proven to be unreliable. This person has now been replaced, and I'm pleased to report that Ken Reed of Lawnworks has taken on the job of mowing and maintaining our empty lots. I am confident that with this change, the problems we have had with delayed mowing and weed control have been solved.

Kendall Casey, Chairman



NEWCOMERS TO SUNLAND

MISSY & PETE CHURCH-SMITH

Missy and Pete moved to SunLand on April 11, 2013, after living for six years on Bell Hill. Both hail originally from New York State, New Rochelle and Greene, respectively. While the two crisscrossed the country (New York, Missouri, Illinois, California, and Florida) following Pete's work in institutional food service, they lived in California where they learned to sail, an interest they pursued on both coasts, especially in Florida. There they set out for ports as far north as Martha's Vineyard, west across the Gulf of Mexico to Isla Mujeres and south through the Bahamas and Exumas. Missy holds advanced degrees in educational administration and counseling and worked in college counseling at the Center for Advanced Technologies, a magnet school in St. Petersburg. Before they retired and moved to Sequim in 2006, Pete, a former Cornell football player, enjoyed careers in food sales, food brokerage and most recently as a financial planner.

Both Pete and Missy are supportive of local gyms (SARC & Sequim Gym) and are Sequim Bay Yacht Club members. Pete has been active in FourC (Concerned Citizens of Clallam County) and Missy has served as president of Soroptimist International of Sequim. They remodeled their SunLand home, chosen in part for its south-facing location, with the extra advantage that they can walk to the Club House for lunch.

DAN & BECKY MORGAN

After several prior visits, Dan and Becky moved to Sequim in the fall of 2012 from Davenport, Iowa, one of the Quad Cities on the Mississippi River, on the border of Iowa and Illinois. Before they retired, Dan was a community college English teacher and Becky worked as a clinical psychologist in private practice. They met each other and married at Stanford, earned their graduate degrees at the University of Minnesota, and lived and worked in the Quad-Cities for over three decades. They have two grown children, a son and a daughter, living in Chicago and Seattle respectively.

Besides being avid readers, Dan and Becky enjoy the outdoors and are serious bird-watchers (the Olympic Peninsula turns out to be a birdwatching paradise). Becky plays the piano and enjoys opera. Dan is a dedicated baseball fan (Angels and Cubs). Away from the corn fields of Iowa, they already love their new life in Sequim, where they are also closer to their West Coast family members and friends.



2013 SUNLAND SCHOLARSHIP RECIPIENTS

The following Sequim High School graduates received scholarships thanks to the generous donations from SunLanders .



Abigail Berry
Gonzaga University

Thank you SunLand Owners Association! I couldn't be more excited to receive this scholarship! I plan on attending Gonzaga University this fall. I am one of only 20 students chose for the honors program this year and can't wait to meet the other 19 members from all over the world!

I also hope to be a part of the "Learns 2 Lead" community which works on major leadership and community service projects within Spokane. Thank you again for helping me afford my future!

Abigail Berry

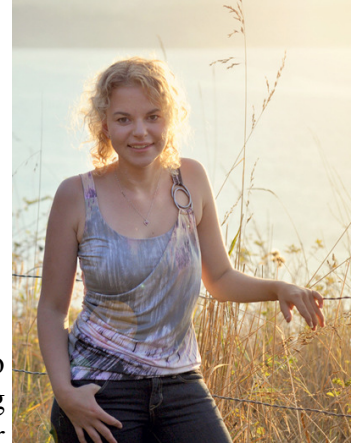
Thank you for all your time and effort to help me pursue higher education.

Sincerely,

Austin Law



Austin Law
University of Washington



Samantha Schock
Cal Poly University,
San Luis Obispo

Thank you so much for choosing me as one of your scholarship recipients. I realize that there were a lot of applicants and it was a privilege to have been selected. I enjoyed meeting some of you at my interview and I promise to keep you updated while at college.

Thank you again,

Samantha Schock



Scholarship Fund Donors Listed

Thanks to all who contributed to the 2013 SunLand Scholarship Fund:

Gene & Ann Allamano	Donald & Gayle Haines	John & Patricia Palmeri
Arthur & Dorothy Anderberg	James & Rosemary Hanley	Neil & Barbara Parse
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	Dan & Judy Paine	



Owners Association
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IMPORTANT ANNUAL MEETING INFORMATION ENCLOSED!



FOR RESERVATIONS PLEASE CALL:

THE GATHERING PLACE	August	Rene Jones rjnjjwa@yahoo.com	582-9683
	September	Pat Finn kimofinn@msn.com	582-9738
	October	Betty Miller rolbet@olypen.com	582-1315
	November	Stephanie Swensson stefswen@yahoo.com	681-8410

The volunteers listed above have charge of the Gathering Place reservation book in the months listed