

# DRAFT

SunLand Owner Association  
Board of Directors Meeting  
July 19, 2016

The meeting was called to order at 10:00 a.m. by President Randy Skoglund.

In attendance were: Jennifer Sweeney  
Fred Smith  
Steve Loska  
Tom Merrill  
Ken Larson  
Frank Shimek  
Bobbie Piety

Excused: Phil Merlin

#### 15-Minute Open Comment Period:

Lloyd Taylor stated that the meetings should be announced each month or they are not legal. (The Board meets the third Tuesday of each month unless otherwise announced.)

#### President's Report:

Mr. Skoglund stated that he questioned the effectiveness of the services provided by Security Services NW. Mrs. Sweeney made a motion to evaluate the services, which was seconded and carried. She stated that her family feels that the patrols are an asset to the community Mr. Merlin will be asked to participate in the evaluation.

Mr. Smith and Mr. Shimek stated that it IS possible for someone to drive the entire neighborhood in 45 minutes to one hour. Mr. Smith said that he would speak with the owner of the company.

#### Treasurer's Report:

Mrs. Sweeney went over the budget items that were changed during the special meeting on July 13<sup>th</sup>. The draft budget was approved.

#### Office Manager's Report:

Apparently, the last part of the minutes of the June meeting had been lost. She will reconstruct them ASAP. She noted that there were many emails sent over weekends or early on a meeting day requesting that she perform some task. Due to the quantity of emails to sort through, she may not get to address them immediately.

#### Committee Reports

#### Architectural:

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Mr. Smith has taken over the architectural committee for the rest of this season. He stated that the homeowner on Hurricane Ridge who was fined for removing a tree against orders has paid a small amount on the fine, but not enough to satisfy the rule about paying within 30 days. A lien will be filed against the property.

## R.V. Storage

Mr. Larson stated that there were unattended weeds in the lot. He will review the contract.

## Recreation

Mr. Smith reported getting many compliments about the pool and its operation. It had to be closed one day for sanitizing after an accident happened in the pool.

## Landscaping

Mr. Shimek reported that he had notified owners of homes where landscaping maintenance was not being done. A yard on Harleman was done by a local contractor in the owner's absence.

## Greenbelts and Vacant Lots

Mr. Loska has continued to get the entrance cleaned up. He noted that someone has been dumping debris in the greenbelt. A wooded lot on Prater Place was causing rodent issues for a home on Medsker Road.

Mr. Skoglund asked that rocks and debris be removed from the culverts at the two vacant lots near his home to prevent flooding in his yard.

A tree on a lot bordering Taylor Boulevard is leaning over the road. Mr. Loska will contact the owner.

## Communications & Grievance

No report.

## Rental Coordinator

Ms. Piety said that it seemed the problem of a yapping dog on Leslie Lane was solved. Two children were reported shooting BB Guns on Hogans Vista. She spoke with them and they agreed to cease the activity. A letter will be sent to their parents.

## Nominating

Mr. Smith said that there would be three people running for positions on the Board. There were about 175 people in attendance for the burger night earlier in July.

## Scholarship

No report.

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## Publications

The August newsletter will be printed and mailed by The UPS Store.

## Old Business

Mr. Smith made a motion to approve the additions to the RV Storage rules as prepared by Mr. Larson. The motion was seconded by Mr. Shimek and carried 7-0.

An email was sent to Real Management requesting a contract. It had not yet been answered.

A homeowner on Hurricane Ridge paid \$50 towards his fine of \$500. The fine is due within 30 days of the date of the postmark on the notice. Dr. Merrill made a motion to file a lien, which was seconded by Ms. Piety and carried 7-0.

Mr. Larson distributed copies of amendments to the CC&Rs. Dr. Merrill made a motion to approve the changes. Mr. Smith seconded the motion. Copies of the amended covenants will be mailed to every owner prior to the annual meeting at which time a vote to approve them will be taken.

## New Business

Two requests for special consideration for garage sales were approved.

The meeting adjourned at 12:22 p.m.