

SUNLAND OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 19, 2016  
GATHERING PLACE

I. The meeting was called to order at 10:00 a.m. by Fred Smith, Vice President.

In attendance were:   Jennifer Sweeney  
                                  Steve Loska  
                                  Tom Merrill  
                                  Phil Merlin  
                                  Bobbie Piety  
                                  Ken Larson

Excused:                 Randy Skoglund  
Absent:                 Frank Shimek

Guests in Attendance: David Jelin, Lloyd Taylor, Greg & Helen MacDonald

II. 15 Minute Open Comment Period for Visitors

David Jelin asked about the outcome of the investigation into cell towers. Ms. Piety told him that it is now up to SLG&CC to decide if they want to invest in one. Mr. Smith stated that two towers are planned for areas west of SunLand. Mr. Jelin stated that there isn't much future in HAM radio operations, and that the Board shouldn't spend a lot of time on the rules about them.

Lloyd Taylor mentioned the cell tower subject again and was told that the subject is closed.

III. President's Report: None

IV. Treasurer's Report: Mrs. Sweeney reported that SLOA ended 2015 in good shape. Projected income was exceeded by 2.9%. Expenses were 6.1% less than anticipated. Mr. Smith asked if she had any knowledge about banking lock boxes. She said she would look into it.

V. Office Manager's Report:

Celeste reported that her day began with calls about stray cats and that a resident came in to complain about the neighbor's dog, which Mr. Merlin will look into. These are the types of issues that take up much office time that could be more productive.

VI. Committee Reports:

Architecture: Mr. Merrill stated that, if there is any question, he depends on the CC&Rs to govern what a homeowner can or cannot do on his or her property.

R.V. Storage:

Mr. Larson reported that he would be hiring an electrician to repair two faulty outlets.

Recreation:

Mr. Smith shared copies of two bids for replacing the concrete around the pool. One was for \$75,600.00 plus tax, and the other for \$89,500.00 plus tax. Mr. Smith made a motion to award the bid to the low bidder, Gilles Construction. The motion was seconded by Mr. Larson and carried.

Mr. Smith also received estimates for cleaning the roof of the Foursome building. One was for \$250 and the other for \$800 plus tax. The job will be awarded to the low bidder.

Security:

Mr. Merlin will be meeting with two County Commissioners regarding the intersections entering Sequim-Dungeness Way; Taylor Blvd., Medsker Rd. and Woodcock Rd. The crosswalks have not yet been painted since they repaved Taylor Blvd., and there has been no word about a walking path.

He also reported that there are 823 registered voters in SunLand, and that they should have a strong voice in any upcoming elections.

Landscaping: No Report.

Greenbelts and Lots: Mr. Loska reported receiving complaints about downed trees and limbs after the recent wind storms.

Rental Coordinator:

Ms. Piety had addressed a complaint about a hazardous branch in a tree at a rental on Fairway Place. The owner's agent was contacted and SLOA will have the work done. She also addressed a parking issue at a rental on Leslie Lane. She is still working on obtaining information for the rental records.

Nominating Committee: Mr. Smith is working on this.

Publications: Celeste has been working with Greg and Helen MacDonald, who have graciously volunteered to take over the bulletin. Articles for the February Bulletin should have already been submitted.

**VII. OLD BUSINESS:**

There was a brief discussion about whether renters should be allowed to have space in the RV Storage lot. Mr. Merlin made a motion to allow it, Mr. Larson seconded the motion and discussion ensued. Mr. Smith suggested checking past minutes for the reasons behind the decision not to allow it. Mr. Merlin withdrew the motion.

Mr. Larson stated that the law requires the Board of a Homeowner's Association to create a budget, which then must be approved by the membership. If the membership does not approve the proposed budget, then the last approved budget stands until such time as a new one is approved by the membership.

Mr. Larson said that old SLOA CC&Rs permitted mobile homes, but the Board has set Rules and Regulations disallowing them.

VIII. NEW BUSINESS:

Mr. Merlin stated that there is a new service available to SLOA called NextDoor.com. It is a way for subscribers to communicate with each other.

IX. 15-Minutes Open Comment Period:

Mr. Jelin asked whether SLOA has a lawyer on retainer. The answer is no.

Mr. Taylor stated that in the many years he has lived in SunLand he has heard some of the issues come up repeatedly.

Mr. MacDonald asked if the Board would like to have their contact information appear in the Bulletin. The answer was no, that the information is available in the SunLand Directory.

X. Adjournment:

The meeting adjourned at 11:35 a.m.