

SunLand Owners Association
Board of Directors Meeting
October 18, 2016
At The Gathering Place

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

In attendance were: Tom Merrill
Bobbie Piety
Steve Loska
Phil Merlin
Frank Shimek
Jac Osborn
Jennifer Sweeney

Excused: David Jelin

Guests in attendance: Larry Burback, Lloyd Taylor, Susan Hamman, Greg & Helen MacDonald

II. Fifteen-minute open comment period for visitors:

Larry Burback asked whether a complaint form existed. He stated that on Hurricane Ridge Drive a dumpster has been outside of a home for too long, and there are basketball hoops, dead trees, and an unfinished brick wall. Mr. Shimek offered to look into these problems.

Mr. Merlin noted that there is a link to contact the association on the website. Celeste will forward any correspondence to the appropriate Board member.

Lloyd Taylor remarked that he was surprised to see a new Board member [David Jelin] that has actually attended meetings prior to being elected. Mr. Taylor recommended consulting a lawyer prior to submitting changes to the CC&Rs to the membership. It was noted that the changes that were put to a vote in September had been reviewed by SLOA's lawyer.

Mr. Taylor stated that the speed signs on Blakely Boulevard were illegal. He also stated that he has not been given a reason for the purchase of Lot 207. Mr. Smith replied that it was to keep the area within SLOA's greenbelts and jurisdiction and prevent it from being developed. He stated that if Mr. Taylor would like it in writing, he would have the letter drafted by the lawyer.

III. Dr. Merrill made a motion, seconded by Mr. Shimek, to approve the minutes of the September meeting. The motion carried.

IV. President's Report. Mr. Smith stated he would discuss his report under New Business.

V. Treasurer's Report: Mrs. Sweeney stated that she was opposed to spending money on a lawyer to write a letter to Mr. Taylor regarding Lot 207.

Mrs. Sweeney then reported that as of September 30, SLOA is a little over budget at 79% of expenses rather than 75%. She has printed out the check register and, in the next few months, will go over the figures with those Board members who have budgets.

VI. Office Manager's Report: Celeste stated that it has been fairly quiet at the office as the snowbirds ready for their travels. She noted that two deer were killed in the past two weeks, one by a car and one by another buck deer.

VII. Committee Reports:

Architectural: Mr. Osborn reported receiving quite a few applications for tree removal. He stated that he felt some of the applications were re-submitted after having been denied in the past.

A driveway replacement project in progress in Division 11 was not in compliance with current building codes (no cold joints or expansion joints), and the contractor did not get a building permit from the County. Any project over \$400 requires a permit. Mr. Osborn will visit the site.

Recreation: Dr. Merrill reported via email that [he] will be meeting with Tim Mannor (tennis courts) and Cynthia Little (pool) this month to plan for the needs of the tennis and pool programs moving thru winter and into the summer months.

Security: Mr. Merlin reported that the traffic study results show that 45 mph speed limit is much too high for Sequim-Dungeness Way. The Sheriff's Department positioned three patrol cars along the route and many tickets were written.

Mr. Merlin then stated that he hoped to have Mark Ozias, Clallam County Commissioner, present at the November Board meeting. The Board agreed with this idea. Mr. Merlin will extend a formal invitation to Mr. Ozias.

There is a woman in SunLand that has called the Sheriff for assistance on many an occasion. She believes that someone is entering her house and stealing things.

Landscaping: Mr. Shimek visited with a homeowner on Taylor Court that is in need of trimming trees, some of which are on the golf course. SLG&CC will be contacted. There are some Rhododendrons that the homeowner intends to remove. SLOA may be interested in them to add to the Taylor Blvd. greenbelt.

Mr. Smith made an announcement that Mr. Shimek has sold his house and will be moving to be closer to family. His work on the Board has been greatly appreciated. Mr. Smith will send out an email requesting a volunteer to fill Mr. Shimek's position. Volunteers will be interviewed by the Board.

Greenbelts and Vacant Lots: Mr. Loska reported that he is focusing on the condition of vacant lots and is working one-on-one with the property owners. Most have been cooperative. Mr. Smith asked if the rules should give a standard for their maintenance. Mr. Loska stated that the CC&Rs, as written, give the Board the final authority to determine what is acceptable. Mr. Loska stated that he doesn't expect perfection, but is working on the removal of downed trees and fire hazards.

The north side of the front entrance belongs to the golf course, but Mr. Smith said they would have no problem if SLOA were to improve the line of sight along Sequim-Dungeness Way.

Communications and Grievance: No report.

Rental Coordinator: Ms. Piety stated that there had been several changes to the roster. An issue about a barking dog was settled by getting the owner, tenant and property management company to communicate with each other.

Publications: Greg MacDonald stated that with one exception, all of the committee chairs had submitted their articles on time.

VIII. There was no Old Business.

IX. New Business:

Mr. Smith stated the need for a procedure for notification of Board meetings. Some ideas included a reader board, sending the agenda out via email, and posting to the website the agenda and committee reports seven days prior to a meeting.

Dr. Merrill stated that Board meetings are for the work of the Board, and there is no requirement that the membership be notified. He made a motion to have committee reports and the agenda sent via Let's Communicate and posted on the website seven days prior to a meeting. Any discussion will be held until the Board meets. Mr. Merlin seconded the motion, which carried unanimously.

Dr. Merrill took an online class through Community Associations Institute called Board Leadership Development Workshop. He recommended that every Board member take the course and made a motion that SLOA reimburse them for the tuition. Mr. Merlin seconded the motion, which was approved unanimously.

Dr. Merrill has talked with Sue Forde who does the SLOA website. She estimated that to revamp the website and make it more user friendly would cost about \$700. Member input will be solicited to find out what people like or dislike about the current website and how they feel it could be improved.

X. Fifteen-minute open comment period:

Mr. Merlin announced that Fire District 3's assistant chief Dan Orr will be giving a presentation at 6:30 p.m. November 10th at the clubhouse. Also, Emergency Preparedness worker Jim Buck will be giving a presentation at 6:30 p.m. November 17th at the clubhouse.

Susan Hamman reported that a tree came down on Division 17 property in recent winds. The tree appeared to be notched to facilitate this event. She asked SLOA to step in and investigate. Mr. Smith agreed to do so.

There being no further business, the meeting was adjourned at 11:35 a.m.