

Sunland Owners Association  
Board of Directors Meeting Minutes  
May 10, 2116

Meeting opened at 10:00 am  
No guests spoke

April Meeting minutes were approved.

President

- Asked for approval of an Executive Meeting approval following regular meeting. Approved.
- There was a discussion concerning the need for a full audit. The Board was reminded that the membership approved only a review at the annual meeting and that the Board has a fiduciary responsibility to the Association. A motion was made to approve a full audit; the motion was withdrawn pending further discussion.
- Based upon a comment made at the last meeting concerning members not being allowed to interact with Board during discussions was discussed. It was pointed out that if a subject was of sufficient importance that the Association member desiring to have an open discussion should request that it be put on the agenda by notifying the SLOA office manager.
- A complaint was received about noise from a generator at the water plant.
- A complaint was received about individuals parking in the entrance to the pump house on Sunland Pl. A chain will be installed across the driveway to keep people out.
- It was requested that articles for the "Lets Communicate" mailer be thought out and reasonably presented and not "shot from the hip".
- Best Practices concepts for the SLOA office and management was discussed with possible revisions to procedures being developed. We need to look at the entire office procedures not just specific processes. It was determined that the Board should wait for a full review by a qualified HOA specialist is completed.
- It was discussed that any specialist and/or management company considered should demonstrated proficiency by having appropriate certification's.
- An Executive session was approved for a presentation by a management company.

Treasurers Repot – Treasurer excused – no report

Architectural Committee

- It was approved that the owner of 149 Lesley Ln should be fined for unapproved deck installation and that a lien be placed upon the property as it is potentially being readied for sale. There was also a dumpster that was removed at the request of SLOA.
- A letter of intent to fine and lien a property at 139 Hurricane Ridge for \$500.00. Owner did not appeal the fine within the specified time frame.

Landscaping

- It was discussed that the fine for cutting trees without approval from SLOA be increased. The issue was tabled for further discussion.
- The owner of an empty house at ??? was contacted to clean up the lot.
- The owner of the home at Sunland Dr. and Taylor will be notified to remove the rope and plastic fencing along Taylor.

- A “Lets Communicate” notice will be sent out reminding owners to keep the parking strips in weed free and clean in appearance.
- There will be an emphasize on keeping homes, lots and yards in an attractive and clean condition. Including exterior paint on home, roofs and any other area’s that can be seen from adjacent properties or the street.
- The owner of the home at 118 Madigan will be informed that their property needs to be cleaned up and maintained.

#### RV Lot

- A barrier between two storage spaces needs to be rebuilt due to damage and an electrical connection on space 23 also needs repair.
- Several contractors have been contacted; however, there has been no replies from them. Chairman will continue to seek contractors to do the work.
- The new gravel at the entrance will be smoothed out in the near future.

#### Rentals

- The rental data has been updated and expanded to better track rentals.
- The issue of noise was discussed in general.
- A complaint of noise was received and the owner contacted. The owner was cooperative in resolving the issue.
- The issue of “rent-a-room” in homes was discussed as this is not allowed per the governing documents.

#### Nomination Committee

Moving forward slowly

#### Scholarship

Nothing to report

The publishing of the quarterly newsletter was discussed and a new vendor to print and mail was discussed.

Board members were reminded to provide the Treasurer with project 2017 budget information.

Next Board meeting to be on June 21, 2016.

No guest comments at open session.

Board went into Executive Session.

Regular Session resumed.

Meeting closed at 12:15pm.