

SunLand Owners Association
Special Meeting of the Board of Directors
August 19th, 2016
Conference Room
11:00 a.m.

The purpose of the meeting was to re-visit the CC&Rs after the public question and answer meeting.

Present were Fred Smith, Steve Loska, Ken Larson, Frank Shimek, Phil Merlin and Tom Merrill

The membership is being asked to vote on proposed changes to the CC&Rs at the annual meeting of the membership September 14th. Absentee ballots are already coming in. Each Board member at this meeting expressed his opinion about whether to let the current ballots stand and have another special meeting after the September meeting or to send out new ballots prior to the scheduled meeting.

The Board members at this meeting were fairly split in their recommendations. Some were concerned that if the changes aren't made now, the membership will think they haven't been heard. Others were concerned about rushing the issue and possibly missing some crucial points.

It was decided that Ken Larson will make the necessary changes. Another work session was scheduled for Thursday August 25th at 10:00 a.m. to review them. A new ballot will be mailed to the membership.

The meeting adjourned at 12:10 p.m.

Randy Skoglund was not able to attend this meeting. He has asked that his opposition to this action be part of the minutes.

“I stand in opposition to this action. What will be gained by sending an alternate ballot with partial changes? To the contrary, we will look disorganized and cause concern about our ability to manage the HOA. At last count, the yes vote for approving the first version of the CCR's now stands at 88 for approval and 6 against.

I suggest we wait on the emergency meeting to re-revise the CC&R's. Ask for a Community Meeting consisting of the 5 or 6 speakers from the 8/16 information meeting to work with the Board and develop a compromise solution. It could be held a few weeks from now. Nothing lost from Fred's approach and the community will appreciate the deliberate analysis of correcting the document including having the Bylaws and Rules together with the Covenants. If the results of the vote trend towards passing the revision the Board would be in a stronger position to negotiate the compromise.

Think very carefully about the value of the actions you are contemplating.”

Randy Skoglund