



SLOA Board of Directors Meeting

October 17, 2017 ~ 10:00A.M., SunLand Gathering Place

Board Members Present:

Fred Smith, President
Jennifer Sweeney
Jac Osborn
Maggie Philbin
Steve Loska

Phil Merlin
Michael Gawley
Missy Church-Smith
Jerry Ahern

1. Public Comments

No public comments

2. Call to Order

Fred Smith called the meeting to order at 10:00A.M.

Discussion: Board members will write a summary of activities to be posted in the quarterly bulletin sent out to the members. Two or three weeks in advance.

Monthly meeting is for the board. The bulletin is for the members.

Week before monthly meeting Ricki has to have the report.

3. Approval of Administrative BOD Meeting Minutes September 19, 2017

- a. Maggie Philbin moved
- b. Jennifer Sweeney second
- c. Unanimous approval.

4. President's Report

- a. Bid of reports on hold

Discussion: We ran out of time. Court must sit for 30 days before we can paint it. Take our time and get the bids properly and schedule everything for a March time frame. Cost to seal the court is about \$4800. Seal the asphalt, two coats of a rubberized material, paint, and stripe. Cannot be done by everybody.

- b. Deer

Discussion: Searching for a solution. Group that is doing a research project. They go in and tranquilize the doe, sterilize them with a hysterectomy, and release them.

They tried chemicals, tying the tubes and the sterilization seemed like the best option.

State Game and Fish said no. Next week on Tuesday at 10, Fred will meet with them to go over solutions.

Growing problem. Will have a report next meeting from the State about what can be done.

- c. Information

Discussion: Resident requested information regarding confidential information. It was denied.

Maggie asked why that information was denied. Fred said that she can have general information, but there is no reason for her to know what Ricki's salary information is (for instance).

Maggie asked if Ricki's salary is paid out of dues, and that she is an employee of Sunland that members would have a right to know that information. Fred said she can look at the budget and see. Maggie said if it is in the budget it is fine. Jennifer said we don't give details because it is in the budget.

Financial information is supplied in each month's minutes, information regarding salaries or contracts are confidential. As is the correspondence with the attorney. We are not legally obligated to provide any information under the open records act. We are a private corporation, we are not a public concern.

- d. Tim Mannor

Discussion: Tim Mannor introduced himself and explained that he maintains the pool, the greenbelts, and the street signs.

5. Treasurer's Report

a. \$244,360 Income, \$178,637 Used 73.1% (usually 78%) thru September

b. Over budget - pool and professional fees

c. RV Lot

Discussion: Final outstanding bill for the runner. Covered by the reserve. Bills that we had, have been transferred from the reserves, not the operating budget

d. Foursome QuickBooks

Discussion: Recreated the condo association QuickBooks. One bill should have been paid by the condo association, get a reimburse from the association for that amount.

Jennifer explains how the income is broken down. Should have \$15,000 surplus at the end of the year.

6. Office Manager Report

a. 8 new move ins

b. Collecting emails / opting out for bulletin

c. PUD transformers covered over/ map for transformers

d. Met with Jerry and Michael

e. Sue and Missy working on website to get members page up

f. Sign guy for logo and signs

COMMITTEE REPORTS

1. Architectural, **Jac Osborn**

a.

2. RV Storage, **Michael Gawley**

a.

b.

c.

d.

3. Communication Board, **Missy Church- Smith**

a.

b. Ramp for SLOA

Discussion: Waiting for layout with price. We do need to permit this. See attached layouts.

Ramp to the landing, right into the door. Get other bids once plans are done

4. Recreation,

No report

5. Security and Roads, **Phil Merlin**

a. Car break in

Discussion: Sheriff contact said that these were crimes of opportunity. 2 out of 3 of the homes had unlocked Doors. Let's communicate with hints and sheriff department. Let SLOA know.

Ongoing vandalizing of lights. Baseball bat to windshield on Sunset. Be observant. Report to sheriff if something is out of place. Two of the crimes, there have been arrests. The third one, Walmart security reported car with two women in it with the stolen items inside.

b. Security

Discussion: 2 cars through Sunland a night.

6. Landscaping, **Richard Hempel**

a. Letters for violation of landscaping

7. Greenbelts/Parks/Property Management, **Steve Loska**

a. Working with Ken Reed to clean entrances to the Greenbelts

- b. Removal of big tree at the entrance that was blown down
8. Communications/Grievance, Nomination Committee,
- a. No Report
9. Rental Coordinator, **Bobbie Piety**
- a. 2 complaints on landscaping
 - b. 100 Hurricane Ridge landscaping
Discussion: Looked at landscaping and thought it looked natural: other properties also looked shabby
Call fire department to ask if properties are fire hazard.
 - c. Something down in road: call Phil or county. All roads except Hilltop is county road
8. Old Business
- a. Division 11 response- sent letter that the board would approve CC&Rs
 - b. Pickleball court:
Discussion: Betterment of Sunland
 - c. New sign at Sunland entrance:
Discussion: Working with contractor for lights, asked about updating sign- brother may have more experience.
\$10,500 to replace sign
Jac will have bid for new sign with water feature for entrance. Contractors involved to get this done. Will have a rendering next month
 - d. Total available \$45,000 for any projects
 - e. Survey Monkey
Discussion: Bring up at annual meeting or survey monkey to show options. Present at yearly meeting.
Open to audience about sign: Opportunity for vandalism. Not a good idea because of that idea.
Get a committee for entrance to Sunland.
Safety issue when pulling out of Sunland. Bushes need to be cut. Considering putting a light at Seq-Dung.
Taking 2 feet off bushes.
 - f. Pickleball court
Discussion: Set up internal system for blocks of time. Pickleball has not been played when he drives by. Others are saying that pickleball court is being played. Fasted growing racquet sport. Given out phone number on Let's Communicate. Maybe Survey monkey? Fred said that the board should make the decision for Sunland to thrive
 - g. Security cameras- with all the cars coming in and out, how do you determine what cars are suspicious. Not realistic, maybe a critter cam
MOTION: Take funds currently left after transfers, \$45,000, divide them in half to approach two subjects, subject to board approval, after we receive proper bids. The two subjects are:
 - 1. New sign at entrance
 - 2. Pickleball court
 Seconded by Jac. Unanimously passed
Discussion: Transfer money from one to another if one comes up short. Money left over goes to the reserve fund
Authorizing research, bids are voted on by the board
9. New Business
- a. Trapping fee
Discussion: Sunland foots the bill, some should be frayed by owners. Fred said that is almost impossible.
Option one: One-time trap fee per resident, \$5 a day to check traps, \$50 catch fee per animal
Option two: Monthly fee of \$150 and \$50 catch fee
We have had 5 racoons caught so far. Trap fee for \$50 is as needed
 - b. **MOTION:** Monthly fee of \$150 and \$50 catch fee. Seconded by Richard, five in favor, one opposed, Motion Passed
Discussion: Additional issuer, L&I and Vehicles.
10. Scholarship
11. Publications

Meeting adjourned at 11:24am

Minutes Respectfully Submitted by Richelle N Bèle