



## 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

Discussion: Put in bulletin and send out a Let's Communicate. Every other house has one. Visible and above ground. Vegetation grows around them and you have to go in and cut around them.

## COMMITTEE REPORTS

1. Architectural, **Jac Osborn**

- a. New Home besides an Estes Home
- b. 22 Applications
- c. Tree removal

Discussion: Checked out plans, pitch of the room and height requirements figured out

Discussion: Need something from an arborist as to the reason for a tree removal. Sick, dead, or dying trees are the only ones allowed to be removed.

- d. Ramp

Discussion: Trying to get without paper permit, having permit waived. Otherwise it is \$30 or \$40. Everything will be done with ADA requirements.

Time frame: Just a matter of putting it together and booking it in during the winter. Fred said to get the ramp done as rapid as possible

- e. Entry Sign

Discussion: More information we get is helpful. When we first started off building it 14 feet long by 6 feet high and having a grand face with exposed letters, 3 Little Pigs came in with a price of, just to do the wall, \$30,000.

Maggie asked to be devil's advocate and asked what was wrong with the sign we have? Jac said nothing is wrong with the sign, it doesn't show off who we are. If we don't grow, you've got to have some type of change. Since we have the financial capability of putting in a really nice entrance sign. Something we should investigate.

Phil said that one of the things that came up was that it (the sign) is dated. It's old. It is time to upgrade the image.

Doesn't stand out. Just isn't snazzy.

Time frame for sign: composite breakdown by next meeting

2. RV Storage, **Michael Gawley**

- a. Base line for RV Spots
- b. Fence and vegetation

Discussion: Most are compliant. Several in disrepair. Not sure where we are going with that and make recommendations. Debris and fence is being used to hang ropes and items.

Discussion: Going to continue to get worse. Remove or trim. Fred said that Division 17 objects. Decided to trim from trucks to fence. Jac said that he has someone that could do on their own schedule and save us money. One of the

objections is that the tree will be damaged long term. Also, could make them one height. West side is too large for campers. Juggling around some of the items. Still getting footing.

- c. Faulty wheel- Viking
- d. Work party to gather junk and trash

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

- a. Website is up and running
- b. Adding calendar
- c. Members only  
Discussion: Roster, financials, anything that may be important to the members
- d. Newsletter  
Discussion: Newsletter will go electronically next month. Save us a lot in mailing. Can click on icon and get there. Do not need a big stack, print off desk. Do we want to charge those that receive them by mail? No. Gives more options when it is emailed
- e. Mobile friendly site

4. Recreation, **Fred Smith**

- a. Bids on the courts

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

- a. Crosswalk on Taylor and Fairway  
Discussion: County removed striping and signs of crosswalks. People come speeding through.
- b. Right of way in the newsletter. Pedestrian crosswalk, golf carts need to give the right of way.
- c. Golf course has put up stop signs. But they do not get it. Near miss with golf cart

6. Landscaping, **Jerry Ahern**

- a. Volunteers- 5 individuals
- b. List of things members of the committee should be looking for
- c. Protocols as to what they should do once they uncover something that is not up to standard
- d. Learning the nuances of the areas, which are responsibility of owner vs company takes care of
- e. Consistency in how things are handled
- f. Follow up is key. Made contact with owner- explained what concerns were and owner said that she could not get it done until November 15th

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

- a. Ken is cleaning up on Taylor
- b. Getting a hold of vacant lot owners to clean up
- c. Sent out letters, need follow up  
Discussion: Do the other divisions have the issues we have? Fred said that the other divisions do not have greenbelts
- d. Raccoons  
Discussion: Call Ricki if you have issues and she will call the trappers. Greenspace between Sunland and Leslie are where the most complaints are. We want to get rid of as many as possible

8. Communications/Grievance, Nomination Committee,

- a. Assign grievance committee  
Discussion: Jac Osborn, Chair, Phil Merlin, and Missy Church-Smith
- b. Gathering place available from 10-12 every third Wednesday

9. Rental Coordinator, **Maggie Philbin**

- a. No one said anything about being a report
- b. Was told Ricki will do it
- c. Rental coordinator and Ricki work closely. Bobbie is not involved. Contact Ricki if you have questions.

8. Old Business
9. New Business
  - a. Gathering place calendar  
Discussion: Does not affect SLOA, it is the condo
  - b. Office upstairs not rented from Division 17
  - c. Schedule BOD meeting changed to Monday November 20<sup>th</sup> @ 10:00
10. Scholarship
  - a. Scholarship contribution from the Club house
11. Publications

Meeting adjourned at 11:21 am

Minutes Respectfully Submitted by Richelle N Bèle

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