



SLOA Board of Directors Meeting

March 20, 2018 ~ 10:00am, SunLand Gathering Place

Board Members Present:

Fred Smith, President
Jerry Ahern
Missy Church-Smith
Mike Gawley

Steve Loska
Jac Osborn
Maggie Philbin

Board Members Absent:

- Jennifer Sweeney, Secretary/Treasurer
- Ricki Bele, SLOA Administrator
- Phil Merlin

Guests:

- Wallene Eichhorn, Interim SLOA Administrator

1. Call to Order

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

2. Public Comments

- a. Randy Skogland

3. Approval of February 27, 2018 BOD Meeting Minutes

- a. Motion to approve once reports added, Steve Loska; second, Jennifer Sweeney. Unanimous approval.

4. President's Report, Recreation Report, Fred Smith

- a. Submitted Report:

b. This month's report is short and sweet. On the Presidential side, the only item is the tabled measure from last month concerning the resolution on Division 17 and Estes homes. I had a conversation with one of the members that attended the March 1998 meeting and received a response that there were considerations given to Estes concerning the CCR'S. In further conversations, one of our Architectural committee members had a similar conversation with the individual and was told that he did not remember the meeting. Based on that, I think our conversation should be based on the information from Barbara Brunner and her exhaustive efforts in going thru the minutes and coming up with a series of situations where the older Boards had basically turned over the decisions like this to the different Divisions as long as they adhered to the overall Sunland CCR'S. I believe that we should use some common sense to make the decision on would we as a Board today, grant a developer a blanket approval on plans if they are repetitive.

- b. Comments: 3 contracts signed based on approval from last board meeting. Lakeside Industries \$12,950 for the pavement, Northwest chain-link fence at \$3200 for fencing, Mid Pac Construction out of Seattle \$5000 to do the finish work, and painting and striping after everything is done. Those have all been signed off and I am meeting today with Lakeside to set a date, once that date is approved, the West side of the current pickleball court will come down. We will play maybe a limited for those of you who play pickleball during that construction time frame.

We are taking it down, laying the asphalt, and putting new fencing back up around a five-foot barrier fence between the two courts. We can't paint and stripe until 30 days after the asphalt is done. Plan on that being done maybe first-mid part of May. By the end of May- Memorial Day we should have both pickleball courts striped and ready to go.

5. Treasurer's Report, Fred Smith for Jennifer Sweeney

- a. Submitted Report: As of March 14, 2018, we have collected \$198,225 of \$205,875 in dues. Ricki is still diligently working on the stragglers. If the member did not notify the office or myself, they have been assessed a \$25 late fee. I urge everyone that if they did not receive a bill to please contact the office to ensure their contact information is correct. We have collected \$16,356 of \$16,959 in RV dues. Vehicles will be towed if not paid.

As of February 28, 2018, we are 16.7% through our budget. We are over budget sitting at 24.6%. This is attributed to the reserve payment which we make one time in January. If this is subtracted out, we are at 15.0%. However, the monies spent are primarily from the Greenbelts and Publications. These two departments are over budget. We had a large invoice from Blue Mountain for \$7,046. This was due to all the storms we had in January/February. The budget for Greenbelt misc. work is \$7,100. In a typical year we spend on average about \$7,000. I will be monitoring the Greenbelt spending, but we may want to consider utilizing contingency funds for future clean up. Publications is over at the moment due to the phone directories. We spent \$4,800 including the postage and additional copies. I know the book is easy to have, but this is a cost we can reduce with the members only section (if the member prefers).

- b. Comments: Ask Ricki and Missy to ask if people are willing to live without the hard copy.
Discussed increasing the dues. Putting \$22,000 a year in the reserves. Fred asked if we know what the maximum amount we should carry in the reserve, or if there is a maximum amount. Jennifer said it depends on what we put out for the expenses. The pool wasn't supposed to happen right away, but we did that immediately. I do not have the information off the top of my head. It's a moving target all the time. I don't know what is coming up for this year as far as reserve projects. I don't think we have any though.
Fred said that the road needs gravel at the tennis courts, and the road needs to be graded and the tennis courts have pot holes. Fred said why don't we do that. Fred asked if it is time for a new reserve study. It's been about 3 years. Jennifer said probably, at least an update.
Fred explained that what they do during a reserve study. They come in and look at all of our assets: swimming pool, the tennis courts, and everything we have and give an opinion on its condition. How much it is going to cost to fix it, and how many years in the future it will need to be fixed.
Fred said what we did was since the swimming pool was basically falling apart, we did that the first year, which was a year ahead. In that same time frame, that fence around the pool was replaced, which was good for 3 or 4 years after that. The tennis courts were recoated during that time frame. All of the assets were basically brought up to date. We are going to paint this building this year but that is not under our budget, it is in the Foursome budget.
Should we still continue to pay \$22,000 each year or should we reduce that a little bit? Should we do a reserve study to get some insight? We do not charge a fee for the pool or the tennis courts. The CC&Rs state that we can put a fee on that for the users. Is that something we want to address, something we want to look at for the future? Any ideas?
Jennifer said that she thinks that is going to divide membership, using the pool or not using the pool. RV dollar for dollar pays for RV expenses. There is typically no overage or should be no overage or shortage. I can't imagine putting the burden of the pool \$40,000 budget on just the members that use it. So, I don't know how much we would want to offset.
Fred said it is our single largest expense. Jennifer said that and greenbelts.
Fred said that last year we had 5,000 uses of the pool, but of course that's people that use it over and over again. Would \$25 per year for 300 people. Do you know how many passes we gave out last year?
Ricki said about 600.
Fred said that social members that are nonresidents can get a pool pass for \$125. That is something we should increase to \$150 this year.
Jennifer said that she will do some math and get back to us next meeting.
Fred said we do not want to increase the dues if it is not necessary. If we can save an increase by lowering the reserves contribution if the reserve fund is at the right amount, or close to it. Something we need to look at.

6. Business Office Report, Ricki Bele

- a. Submitted Report: Sending out letters to owners of rental properties. (See attached). It is taking a bit longer than expected because each letter is being personalized.

Spots for the cabana are starting to be filled.

Working on getting past due accounts current. Sent out past due notices and charged late fees. I am finding that a lot of the residents that are past due thought they paid the dues when they paid their water.

We had 19 architectural submittals as of 3-19-18. We have one to be approved.

I am working toward being in the office Monday thru Friday from 9-3. This week I am working Monday thru Friday from 10-3 to see how I do.

- b. Comments: Appreciate everybody being so nice about my recovery and weird hours during the times I was gone. One bid for striping. \$430 get moss off and then stripe. Missy and I are going to be working on the call one, the emergency call system. Working on getting a new sign out front and on Taylor. Working on the members only site. Get password out to owners soon. Getting directory onto the members only page hopefully next month.
MOTION: Take the one bid and get the striping done with the one bid we received. Maggie second. Unanimous approval.

Committee Reports

- 7. Architectural, Fred Smith
 - a. Submitted Report:
 - 1. Included in President Report
- 8. RV Storage, Michael Gawley
 - a. Submitted Report:
 - 1. No report submitted
- 9. Landscaping, Jerry Ahern
 - a. Submitted Report: We have finally experienced several days of sunshine with a promise of more to come. I thought this might be a good time to repeat many of the issues that our committee will be looking for as we travel through the neighborhoods. As the season passes there may be more added to the list we will focus on but this list will give our neighborhoods a good start at presenting our community in the very best light
Trees and shrubs needing trimming
Uncut grass and weeds
Garbage cans ready for pick up the night before or by 7 AM on pick-up day. They should be removed from the street on the day of pick-up.
Parking areas near the road kept free of brush, leaves and debris
BBQ's in front of the house
Vehicles being repaired in the driveway
Basketball hoops in the driveway should not overhang the street. When not in use should be properly stored and out of sight
Unnecessary clutter that detracts from the home/neighborhood
Boats/RV's parked in driveway or parking strip
 - b. Comments: Survived the winter pretty well. Good looking neighborhood over the next couple of months. Jennifer Sweeney asked about an email system to contact Landscaping about houses that need work. Ricki Bele informed her that on the website the Landscaping link will take you to send an email.
- 10. Greenbelts/Parks/Property Management, Steve Loska
 - a. Submitted Report:

1. No report submitted

11. Rental Coordinator, Maggie Philbin

- a. Submitted Report: I have been working on verifying all rental property information I emailed all owners requesting they provide name, address, phone and email of their renters...to date I have received 12 responses...will continue to attempt to obtain this information via various methods, email, telephone and snail mail...
- b. Comments: Not getting a positive response. Fred said that a rental letter is going out to all the renters, next week, stating basically what we consider as a board and asking for their suggestions to solve these issues. So, we will see what kind of response we get.

12. Old Business

- a. Division 17 fine

13. New Business

- a. Fees on Recreational facilities- already discussed
- b. Motion: Accept Michael Mullikin on the board for the Architecture Committee. Unanimous approval. Explained background.
- c. Carpet cleaning of the stairs. Wanted to know who pays for it. Splitting it up. Getting bids for it. Jennifer will let me know names.
- d. Red cross training. Will set up a training time at the clubhouse to train board members. See if we could do it after the board meeting. Training multiple people.
- e. Succession going into next year. After the last board meeting we had an executive session looking for one of the board members to step up, to be able to move up into the line of succession. Maggie volunteered to be the VP. After reading through the by laws and CC&Rs, we can't do that right now, I am sorry to say. There are certain things, the way they are written right now, that we have to do to follow. The situation becomes that next year, who is going to be stepping into various officer positions? Both Jennifer and I will be leaving the board. We can't change the CC&Rs. We rewrote the CC&Rs last year, and to change any item, even one word in the CC&Rs, requires a 66 2/3 approval vote from the membership. Which would be at either the annual meeting or call a special meeting. But the board can change and write the bylaws. The CC&Rs are not specific as to the various avenues of succession for the board. The bylaws, which were written by previous boards and changed by previous boards, is where it becomes more specific. Currently, the presidency, you move up from the vice president to the president. To be a VP you serve at least one year on the board before becoming VP. And you move forward from that point.

What my suggestion is, and this is open to your discussions, with three people missing, we may want to delay that to a discussion to next month. But the basic thing is to change the bylaws where the new board coming in, in September, can elect its own President and its own Vice President. As long as there is some stable form of succession. That is something to think about this coming month. We will get everybody back and start discussing. If we want to change them and how we want to change them.

Motion to adjourn, Steve Loska; second, Maggie Philbin. Meeting adjourned @10:33am

Resident Comments

Minutes Respectfully Submitted by Ricki Bele