



## SLOA Board of Directors Meeting

April 17, 2018 ~ 10:00am, SunLand Gathering Place

### Board Members Present:

- Fred Smith, *President*
- Jerry Ahern
- Mike Gawley
- Steve Loska
- Phil Merlin
- Ricki Bele, SLOA Administrator

#### 1. Call to Order

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

#### 2. Approval of March 20, 2018 BOD Meeting Minutes

- a. Motion to approve, Steve Loska; second, Jerry Ahern. Unanimous approval.

#### 3. Motion and vote to accept Jac Osborn's resignation

- a. Motion to approve, Steve Loska; second, Jerry Ahern, Phil Merlin abstain. Motion Passed

#### 3. Motion and vote to accept Tom Merrill's resignation

- a. Motion to approve, Steve Loska; second, Jerry Ahern. Unanimous approval.

#### 3. President's Report, Recreation Report, Fred Smith

- a. **Submitted Report:** This month I have been reviewing our Reserve Study from three years ago. It is obvious that we need to update it. The recommendation at that time was an annual update, but we have not found it necessary to do that. If you look at the old report, the time frame for most of the projects listed was several years away. However, during the past few years, we have completed all the listed tasks except the gravel for the RV park. Since we are already scheduled for the parking lot striping and painting of the SLOA building, the only items that remain on the list are items like furnace replacement, remodeling etc. inside the building. I believe that a new study would give us a guidance on future dollar requirements to build and maintain the reserve fund.

We currently designate over \$22k per year and my question is that too much, too little, or just right. If the total fund should be, and this is simply a guess, \$200k to be fully funded, is that what we want or should we look at 70 or 80% as our target figure? Before we had set the \$22k amount to reach 70% within a certain time frame. I think we need to look at that again.

By the time you read this the new pickle ball court will be finished except for the final sealing and striping. This will happen after the thirty-day curing period required of the asphalt, so the first part of May will see the final work completed and the court will be ready to play.

We are preparing for the opening of the pool in June. New attendants and staff will be finalized in the next few weeks and any training required will be scheduled. Everything seems to have come through the winter with no problem so we should see a smooth opening. We have also delayed the dedication of the pool for Cynthia until this year, so we should work on that event. I would like to see a volunteer to work on this event.

- b. **Comments: MOTION: PHIL: At this point Ricki contact the reserve study people and get us a bid for the next board meeting. Second: Mike Gawley Unanimous Approval: Passed**

#### 4. Treasurer's Report, Jennifer Sweeney

- a. **Submitted Report:** Not available
- b. **Comments:** Discussion of the budget

## 5. Office Manager's Report, Ricki Bele

- a. **Submitted Report:** I am now back to my previous hours after my knee replacement. I appreciate the warm thoughts and understanding during my recovery.

There was some catch up during my first couple weeks, but now that I am back up to speed I have several projects under way.

There were several residents that did not pay their annual association dues because they had thought they paid with their water and sewer bills. This confusion came from when the water district and Sunland were combined. Now that we are two separate entities, some residents were not aware of the split and in most cases, payment was made immediately. I still have a couple of residents that I am working on getting payment from.

We updated our QuickBooks to the current program. When we updated, some of the information did not transfer over. I am verifying that the information in QuickBooks, the master resident spreadsheet, the 2018 directory, and our email database are all the same.

Missy Church-Smith and I are hoping to have the members only page on the website (sunlandhomeowners.com) up and running by the end of April. I am currently correcting any errors in the 2018 directory, which will be accessible on the page. If you have any changes to your information, and have not already given it to me, please contact me to update your information. Once the directory is on the website, we can update it in real time.

Missy and I will also be working on the One Call emergency alert system. We do not have a date that it will be up and running as of yet. I have to finish updating the resident information and placing it in the format the system requires, then we can implement the call out system.

I do appreciate that the other committees are in good hands and no longer need my daily attention.

- b. **Comments:** Asked if Water District is using One Call System. Discussed deer issue and pool readiness

## 6. Committee Reports

### a. Recreation, Fred Smith

- i. **Submitted Report:** See President report
- ii. **Comments**

### b. RV Storage, Michael Gawley

- i. **Submitted Report:** *We continue to work towards keeping the lot clean and organized. Eviction notices have been sent to several non-compliant spot holders, and those units will be towed if the owners fail to bring their units up to code. Meanwhile, I hope to move a few of the large trailers out of the SW corner and into locations that are easier to access. Finally, I have given permission to an individual to live in his 5th wheel on-site. This will provide a full-time presence on the lot and, if all goes well, I may recommend we discontinue security services for the lot in the near future.*
- ii. **Comments:** Discussed graveling the RV lot

### c. Communication, Missy Church-Smith

- i. **Submitted Report:** **Ricki** has returned to her regular schedule and is currently updating contact for all **SunLand** owners...a massive task! When all data has been verified, we will be launch the Members Only website/**2018 Member Roster** as well as the **One Call Now** Emergency Contact system. Following a successful *dry run*, **Ricki** will contact every owner to determine preferred contact method(s).

Thanks to all of you for your patience as we work to improve not only communication, but also quality of life for all of us who call SunLand home.

- ii. **Comments:**

### d. Landscaping, Jerry Ahern

- i. **Submitted Report:** Well it finally looks like we are headed into some better weather so that everyone can get caught up on all of the landscaping chores that we face at this time of year. Shrubs and flowers are finally ready to bloom so expect Sunland to burst with color over the next several months. The committee would like to compliment and thank all our neighbors for the work they are doing to add to the beauty of the neighborhood. There is one area that we really do need your help in. As we move through the neighborhood we are finding that some owners are still storing trash cans, basketball hoops etc. in their driveway or at the side of the house where they can still be seen from the road. If everyone would help us by storing them out of site, it would be greatly appreciated.

Here's to bright sunshine and warmer temperatures and an early arrival to summer.

- ii. **Comments:** Discussed securing propane tanks

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

- i. **Submitted Report:** no report
- ii. **Comments:** Discussed Madigan Road being mowed by County

f. **Security & Roads, Phil Merlin**

- i. **Submitted Report:** no report
- ii. **Comments:** Discussed earthquake readiness

g. **Rental Coordinator, Maggie Philbin**

- i. **Submitted Report:** no report
- ii. **Comments:** Discussed letter sent to landlords of homes in Sunland

h. **Architectural, Mike Mullikin**

- i. **Submitted Report:** We have processed 16 new applications this month. (15 approved 1 rejected). I have received 3 resignations from my committee this month. (Greg Macdonald, Larry Bruback, and Stuart Koop. Remaining team includes John Angalotti, and Joe Rees. Without additional volunteers we will have to restructure our responsibilities to adequately monitor homeowner compliance with CCR's. Received letter from potential buyer of lot 53 section 5 (Madigan Road). Ms. Loren Schrag requested pre-approval to potentially remove 2-3 trees required to access lot for building if lot were purchased. Letter of SLOA approval sent.
- i. **Comments:**

7. **Old Business**

- a. Rewriting by laws for vacancies on the board  
**MOTION: Add 4B to the bylaws. Jerry Ahern moved. Steve Loska second. Unanimous Approval: Passed**
- b. Division 17 tabled motion from 2017  
**TABLED**
- c. Pool & Tennis Court fees

**8. New Business**

a. Dog issues

b. Budget

c. Garage sale for 164 Sunland Drive

**MOTION: To approve garage sale for 127 Sunset Place. Phil Merlin moved. Steve Loska second. Unanimous Approval: Passed**

d. **MOTION: Raise social membership to \$150. Must be social members of the golf course . Phil Merlin moved. Mike Gawley second. Unanimous Approval: Passed**

**9. Randy Skoglund presented**

**Motion to adjourn, Steve Loska; second, Mike Gawley. Meeting adjourned @11:27am**

***Minutes Respectfully Submitted by Ricki Bele***