



## SLOA Board of Directors Meeting

May 15, 2018 ~ 10:00am, SunLand Gathering Place

### Board Members Present:

- Fred Smith, *President*
- Jerry Ahern
- Mike Gawley
- Missy Church-Smith
- Maggie Philbin
- Phil Merlin
- Michael Mullikin
- Jennifer Sweeney
- Ricki Bele, SLOA Administrator

### 1. Call to Order

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

### 2. Approval of April 17, 2018 BOD Meeting Minutes

- a. Missy asked for correction: Missy name to be removed from April minutes.

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

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

- a. **Submitted Report:** This month has been quiet when compared to the past few months. Nothing really to report for the presidential side, but items we have to look forward to between now and the first of August are the budget planning, opening the pool and the renaming event for Cynthia Little and gathering candidates for the election. Please plan your time accordingly so all of these will go smoothly.

Recreation reports that as of Sunday, May 13, 2018, the new pickle ball court is finished and open for play. As planned we came in under the original bids we had plus refinished the parking lot and drive at the court system. The pool will open on Father's Day, June 17 at 2:00 PM with a dedication ceremony renaming the pool after Cynthia Little. All of us should make plans to attend the event.

- b. **Comments:** Discussed ceremony for Cynthia Little at the pool on opening day, June 17, 2018 at 2:00pm. Discussed gathering of candidates for upcoming election, pickleball court opening,

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

- a. **Submitted Report:** Some brief numbers of our financials Jan 1 through April 30<sup>th</sup>, 2018. We are 33.3% through our fiscal year.

- We have collected \$227,162 in income or the anticipated \$238,425. This represents 95.3%. Twelve members are still delinquent on dues.
- We have spent \$86,602 of the anticipated \$236,093 expense budget. This represents 36.7%.
- While we are a little higher on the expense budget, compared to last month we only spent 4.7% in April. Typical spending is approx. 8.3% per month.

Budgets – Every board member has rec'd a copy of our department budgets. I still need to talk with a few members to go over 2019 budgets.

- b. **Comments:** Discussion of the budget and Reserve Study bid. Ricki will set up a meeting for board to go over budget. Also explained that I will be having dental work.

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

- a. **Submitted Report:** Spoke to Ferrell Gas after our last meeting and they said that under no condition could a resident that rent from them tie down their propane tank. We sent an email asking how they came up with the policy and do they have sufficient insurance to cover all of their customers in case of emergency.

We have had several raccoon calls and raccoons have been taken care of.

The pool will have exercise classes again this summer. The cost will be \$5/ session or a stamp card for \$50 for 12 classes.

There is now a land line at the pool for emergencies.

There are still dates available for the cabana

Met with Division 17 & 7 and coordinated how the architectural committee would work with the division.

Update on 190 Sunland

Striping

Carpet Cleaning on May 30 and 31

Map on the wall redone

Added division websites to Sunland website

- b. **Comments:** Discussed building being painted, Phil will contact Ferrell Gas to discuss tie downs

## 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 make progress in cleaning up the lot. One RV that had not been used in almost 20 years was hauled away, and a few others are in the process of either being brought up to compliance or being removed. Meanwhile, a shortage of large parking spots is causing me to consider consolidating some small spots into large ones. The trees growing through the fence on the west side continue to be a concern, but no action is being taken at this time. Otherwise, there are no major projects going on now to report.
- ii. **Comments:** Discussed resident boat to be towed

- c. **Communication,** Missy Church-Smith

- i. **Submitted Report:** Once *Ricki* has completed updating the Member Directory, we will 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).
- ii. **Comments:** Nothing new to report

- c. **Landscaping,** Jerry Ahern

- i. **Submitted Report:** Nothing new to report
- ii. **Comments:** Discussed county road at Horizon View and Madigan was mowed, residents needing postcards or letters, and the gentleman that would like to open cabana in the morning, landscaping volunteers needed

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

- i. Submitted Report:** no report
- ii. Comments:** Steve not in attendance

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

- i. Submitted Report:** no report
- ii. Comments:** Discussed cutting Horizon View and Madigan Drive, crosswalks,

**f. Rental Coordinator, Maggie Philbin**

- i. Submitted Report:** no report
- ii. Comments:**

**g. Architectural, Mike Mullikin**

**i. Submitted Report:**

1. We have received 17 new applications this month. 15 approved, 2 pending.
2. Homeowner on 5<sup>th</sup> green, wants to build fence on golf course, and believes his property has been waived on setback regulations. Must check SLOA records before this submission can be reviewed.
3. Received request from potential buyer to potentially build fence on sewer easement on Madigan Road home development, (lot 53 section 5). Checked with water dept. (Mike Langley). After inspection of site Mike agreed to allow fence as sewer is 6'6" underground there. SLOA would agree if potential homeowner receives written neighbor sign off and a written agreement that this property owner would remove fence at their expense if easement access is ever required in perpetuity.
4. New home plans submitted (by builder) for approval on Leslie Lane lot 35 (nearest Pickleball courts). Approval pending title company notification of sale of lot to builder.
5. Redesigned project submittal form to include more contact information (text, email). Submissions are also being numbered now to increase internal continuity.
6. Met with John Anzalotti and Joe Rees to split up the Sunland community for follow up on approved projects and general oversight to help assure SLOA CC+R's by laws.

- ii. Comments:** Discussed a waiver from Golf Course for Lanier to add a fence, received notification from title company of ownership for Leslie Lane, 100 Hurricane Ridge landscaping and trees that need to come down,

**7. Old Business**

- a.** Reserve study- previous motion withdrawn; **MOTION:** Reserve Study Update \$1,000 with 5-week turnaround time. Jennifer motion, Phil second, Unanimous approval. Passed
- b.** Budget
- c.** Pool & Tennis Courts

**8. New Business**

- a.** Reserve study bid
- b.** Pool reopening
- c.** Sign entrance

Discussion: discussed refurbishing the sign at the Sequim Ave entrance, use survey monkey to see what residents want to do with the sign

- d. Property manage if more than 2 issues?

Discussion: Phil will check with the legality of requiring a property manager

- e. Bocce ball

Discussion: Discussed the bocce ball court and using AstroTurf for the court, cost would be \$8,500 for concrete. Can be done for under \$15,000. Discussed cell phone tower. Discussed food service at the pool.

Executive session following

**Motion to adjourn, Steve Loska; second, Mike Gawley. Meeting adjourned @11:09am**

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