



SLOA Board of Directors Meeting

June 19, 2018 ~ 10:00am, SunLand Gathering Place

Board Members Present:

- Fred Smith, *President*
- Mike Gawley
- Missy Church-Smith
- Steve Loska
- 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. Steve asked for correction: Name changed to Lanier in Architecture report.

Motion to approve, Steve Loska; second, Micheal Mullikin. Unanimous approval.

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

- a. **Submitted Report:** Very little to be concerned about this month. We are in need of more candidates for the upcoming election if you know of anyone that you think would be a good candidate, please approach them and let's get them involved.

We will open the pool before this is read, so hopefully everyone attended the opening and ceremony for Cynthia. Tim and Ricki have done a great job getting everything ready for this year.

I am still working on getting bids on doing a bocce ball court. Some that have come in based on plans from other sites are too expensive, \$25k+, so am looking at a few alterations in design to bring it within budget. Will keep all of you informed as the summer progresses.

One thing that will have to be done in September after the pool closes is draining and repainting the interior of the pool. It has not been done if ever, and the stains are getting worse. This should be included in the pool budget as regular maintenance.

- b. **Comments:** Discussed the pool opening; bocce ball court; draining and painting the pool after the season is over and including it in the reserve study;

4. Treasurer's Report, Jennifer Sweeney

- a. **Submitted Report:** As of May 30th, we are 41.7% through our fiscal year.

We have collected \$230,959 in income or the anticipated \$238,425. This represents 96.9% Five members are still delinquent on dues.

We have spent \$103,360 of the anticipated \$236,093 expense budget. This represents 43.8%.

We are approaching in the spending season. Our budget will not be in the black until the fall.

Budgets – We held an executive meeting to go over the 2019 budget. We still have a couple of lingering items to resolve and will vote on the final budget in July.

- b. **Comments:** Discussed budget; One Call Now system;

5. Office Manager's Report, Ricki Bele

- a. **Submitted Report:** June has been a very busy month. The pool is now open.

Opening day was amazing. The plaque was unveiled, plants were donated, and a statue of Jack (her dog) is next to the bench that was donated in her memory last year. There were 119 people in attendance at the Cynthia Little dedication

11 Social Memberships \$1,650

9 exercise passes \$450 Mollie Lingvall teaches Monday Wednesday and Friday from 9:15a to 10:00a

119 pool passes were given out- 79 on opening day.

10 homes bought

Little free library at San Juan and Hurricane

A lot of complaints about lots, dogs, and vehicles. I am working on each one. There is a process I have to go through, but I do have about 25 addresses that are on my radar. I appreciate everyone's patience while we work on getting some of these done.

I do need an address to proceed.

We have made some progress on 190 Sunland. HUD will be giving the property to one of three approved realtors. I have the names and they are being called to let them know someone wants to buy the property. We just had the lawn done and pest control

- b. **Comments:** Discussed office issues;

6. Committee Reports

- a. **Recreation,** Fred Smith

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

- b. **RV Storage,** Michael Gawley

i. **Submitted Report:** As the weather warms, there is more and more activity in the RV lot. Although there are still a few "small" spots available (under 25'), parking for large motorhomes and trailers is becoming scarce. In a couple of instances there are undersized RV's in large parking spots, so we may need to consider requiring them to relocate to a more appropriate location. Meanwhile, I will continue searching for solutions to accommodate more RV's in the space we have. Because of the shortages, I will only be assigning spots to owners who intend to move in within a week or so of their request. We no longer have the luxury of locking in a spot because you might buy a camper one day. Also, under consideration is a plan to find those spots which are not being used any more, and a process to track campers which will be gone for a significant amount of time, allowing temporary use of those locations.

- ii. **Comments:** Discussed RV lot:

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

- i. **Submitted Report:** Ricki is close to updating the Member Directory. As soon as that is completed, 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:**

c. Landscaping, Jerry Ahern

- i. **Submitted Report:** Nothing new to report
- ii. **Comments:** Not in attendance

d. Greenbelts/Parks/Property Management, Steve Loska

i. **Submitted Report:** Complaints have been received about condition of the green spaces thru out Sunland. Have talked with Tim and he has assured me that he will get it all caught up, everything is growing fast and he is stretched thin right now with getting the pool ready.
Several complaints have been received about untended vacant lots and Ricki is contacting the owners to have them taken care of.

ii. **Comments:** Discussed greenspaces; Ken Reed- landscaping; Sunland sign: 3 Scholarships given out for \$4000 each

e. Security & Roads, Phil Merlin

- i. **Submitted Report:** no report
- ii. **Comments:** Discussed deadline for bulletin (July 15, 2018); ballots

f. Rental Coordinator, Maggie Philbin

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

g. Architectural, Mike Mullikin

i. **Submitted Report:** We have received 18 new applications this month. 15 approved, 2 pending, 1 rejected.

Homeowner on 5th green, wants to build fence on golf course (inside 20ft setback, near 12ft from OB stakes). Advised he will have to get Golf Club board to waive setback minimum. Home does not receive errant golf balls as it is protected by huge tree on right side.

New home plans submitted (by builder) for approval on Leslie Lane lot 35 (nearest Pickleball courts). Approved after title was confirmed.

Approved 4 new buildings for Kevin Estes in Sunland North (17).

Approved new home plans for the Eichhorn's new home on Hurricane Ridge (13th tee box).

ii. **Comments:** Discussed architecture issues

7. Old Business

- a. Sign Entrance

8. New Business

- a. Trampoline
- b. RV Parking

MOTION: Rules and Regulations wording for Rule #1 changed to “These types of vehicles may not be parked outside of any SunLand residence except to load, unload or service, for **a total of six days per month, not to exceed three days during any one period.** Motion: Phil Merlin, Second, Michael Mullikin. Unanimous approval- Motion passed

Motion to adjourn, Steve Loska; second, Mike Gawley. Meeting adjourned @11:21am

Minutes Respectfully Submitted by Ricki Bele