

SunLand Owners Association
Annual Meeting of the Membership Minutes
September 19, 2018
Sunland G&CC Ballroom

The meeting was called to order by **Fred Smith, President**. He stated the purpose of the meeting

- to welcome those present
- approve the minutes of the previous annual meeting
- approve the 2019 budget
- elect new members to the Board of Directors
- and conduct any other business that is properly brought before the membership.

Secretary/Treasurer Jennifer Sweeney verified that a quorum of the membership was present or represented by proxy. It was moved that the minutes from 2018 not be read. 2018 Annual Meeting minutes were approved.

He then introduced **Ricki Bele, the office manager**, and the Board of Directors who were present:

- **Jennifer Sweeney**, Secretary Treasurer
- **Micheal Mullikin**, Architectural Chair
- **Steve Loska**, Greenbelt Chair
- **Phil Merlin**, Roads, Parking, and Security
- **Jerry Ahern**, Landscaping Chair
- **Micheal Gawley**, RV Lot Chair

Fred Smith thanked the board member and residents. It is Fred Smith's last year as President. SLOA has come along way and is in great financial standing. The next board will have a unique opportunity, in that they will be electing their own President and Vice President.

Treasurer Jennifer Sweeney gave the financial report.

- Checking account has \$27,664
- Savings account \$79,923
- Reserve fund \$80,542
- Contingency fund \$35,038
- As of August 31, 2018, we have spent a total of \$166,690 which represents 70.6% of our annual expense budget of \$236,000. At this time of year, we are always over budget because the pool expense is so top heavy and we have a lot more greenbelt usage.
- Currently we are 3.9% over budget
 - Departments that are over: Greenbelts, Pool, and Tennis Courts. Tennis Courts are over 45% due to new additions to the pickleball court, new nets, etc., which was not incorporated in last years budget.
- As of August 31, 2018, we have taken in \$209,475 in association dues, only one resident has not paid and that home is going into foreclosure.
- The swimming pool took in almost \$4,300 in income
- We have earned \$577 in interest
- We have collected just over \$10,000 in transfer fees
- We have collected just over \$17,000 In RV space rentals
- In total we have collected \$245,000 or 103% of what we anticipated.
- The proposed budget for 2018 does include an increase in dues of \$7.
- As of August 31, 2018, 48 Homes sales in SunLand; same time last year was 63.
- The 2019 Budget is roughly the same, we slightly increase some of them due to inflation. We did increase the greenbelts budget by \$8,600 to account for additional clean up throughout the year. Office services were increased by \$8,000 to allow for part time help and back up. Our publication expenses were reduced by \$8,000 since most of our publications are going electronically.

- Recreated QuickBooks completely
- Created handbook for new Treasurer

Fred Smith then introduced the candidates for the Board of Directors:

- **David Walp**- Not present
- **Roger Deets**- Several years County Board for Ventura County as United Way Board Member dealing with funding. Spent 32 years in Aerospace, 7 years in the military. Lived in Sunland for 2 years
- **Stephanie Burnett Joyce**- Not present
- **Chris Clark**- Not present
- **Phil Merlin**- Background in insurance and specialized in high-rise condominiums in Los Angeles. Good background on how associations work. Numbers guy. Contacts County Commissioner, County Roads, and the County Fire Department. Sunland is a safe area, any robberies have been because of unlocked doors or cars
- **Richard Labrecque**- Not present

Fred Smith then asked for nominations from the floor; no additional nominations.

- Ballots will be collected
- Ballots will be counted at this point

Fred Smith goes off agenda and reads letter from Bruce Mullikin regarding the Sunland Gold & County Club. (Letter will be attached to original minutes)

Fred Smith introduces the committees to present their reports:

- **Steve Loska**- Greenbelts- Cleaning up greenspaces, ongoing project. Trying to improve Taylor entrance, trying to add irrigation. Would like to bring up vacant lots up to standard. Only a few problems lots. Sent out notifications and if no response, we will send out someone to clean up. Contacted several companies to clean up greenbelts and each one said the scope is too big. Want to get the greenbelts cleaned up as fast as possible to get rid of the raccoons, rats, etc. Spent most of the budget on getting several problem areas cleaned up.
 - **Lloyd Taylor**: Question about greenspaces from Taylor to tennis courts and giving the 6 feet to the residents
 - **Steve Loska**: No access, most residents keep up their area unless it is outside the scope of what they can do. Have received resistance when it has been discussed in the past because residents don't want it upping their property taxes.
 - **Resident**: Top two things you will do?
 - **Steve Loska**: There are more areas to get cleaned up. It's an ongoing problem, we are not going to get it all done just in this year. The scope of the work that needs to be done is tremendous. Would like to take care of the worst areas. And add irrigation at the Taylor entrance to make it look better. And always the vacant lots. Most of the issue is people that own vacant lots and don't live in Sunland. And sometimes since they don't live in Sunland, they don't care what it looks like. I am trying to make sure they start caring.
 - **Roger Fell**: Willing to help
 - **Fred Smith**: The reason we want to clean up the greenbelts, they are overgrown. They really can't be used except for a narrow strip down the middle. This is another asset that you own. As a community we should be able to utilize as walking paths, as anything that you want to do around there. We have ignored them too long. During the last meeting someone suggested that we leave them the way Jess Taylor started developing this. But the greenbelts were designed a portion of the community, for everyone's enjoyment. If we leave them to grow natural, you can't enjoy them. Based upon the future board's decisions, it may be necessary to do a one-time assessment to clean these things up. Steve talked about some of the bids, people are not bidding because it is too big of a job. The one bid that we did get, was \$90/hour with unlimited hours. So, we kind of walked away from that. It is probably \$100,000 to \$125,000 just clean up the greenbelts. Not to maintain it, just to clean it.
 - **Resident**: Would like a map that shows where the greenspaces are located
 - **Fred**: If you look at the map on the wall in the office, they are clearly marked.

- **Resident:** They are not labeled from the golf course to the greenspaces. I think it would be helpful to have a graphic that people can look at.
- **Fred:** I will make sure that Ricki makes something like that available to you.
- **Michael Mullikan-** Architecture- Resident year and a half. Looking after architecture for about six months. We have had about 100 requests to take a tree down, or put a fence up, or put a roof on. Anything that goes on around your home. Simple one-page request. Or if you want to build a home. Get the form online or at the SLOA office. Fill it out and I will get a hold of you, or Joe Rees, or John Anzalotti. Fill out the form, do the work, let us know you are done, and then we come look at it. That is one aspect that gets overlooked. Let us know when you are done with it so we know that it is done and we can look at it. Not a hard process.

- **Resident:** Do you have a time limit for projects for completion?

- **Michael:** We like to get projects done within six months

Everything is online as far as the CC&Rs and the bylaws. It is all pretty clear as to what can and cannot be done. It is all pretty involved. If you want to repaint your house, you have to show us the colors first. Just so we can make sure there are no polka dotted houses.

Everyone has been really reasonable and there have been a lot of improvements.

Our community looks better every year.

- **Michael Gawley-** RV Lot- In charge of the Lot for about a year now. A lot of changes going on down there. We have roughly 185 parking spots. Of those, around 35 are for large motorhomes. The rest are for medium sized boats and trailers, and stuff like this.

When we started this, I had a volunteer help me and we towed away about 4 tons of debris. Junk that was laying around. Since then everyone has been very diligent about keeping the lot clean. I think it is looking pretty good. We are running out of spots. I am trying my best to juggle the spots around and accommodate everyone who needs a spot. I think I have been pretty successful. I know I have made a couple of people angry, but that happens. In the future we have other stuff coming up. We have trees coming through the fence on the West side and South side that need to be trimmed. There are other projects going on other than just parking vehicles down there.

We had someone back over one of the berms. I need to clear that out and make another spot out of that. But things are progressing good. I think that everyone is taking good care of their campers and boats down there now. Its looking well. If you decide to buy and RV or boat, I will be the one you talk to. If you decide to sell it let me know so I can make the spot available. Right now, I only have about 4 spots available.

The credit for the gate goes to a tenant that bought the proper roller bearings. I had a lot of help with that.

- **Fred:** Mike is a little bashful. For those of you that are not familiar with what the lot was like two years ago, this is 180% better. We now have spots that we can use, there are no more decrepit, flatten tired vehicles down there. All of the boats, cars, and campers that have not been registered since the early 2000s are gone. There is no trash. Everything is in working order. He and Ricki know exactly who is in what spot, at what time. They have done a great job on that. You guys should be very proud of the job you've done on that.

- **Phil Merlin-** Roads & Security- I am going to tell you the major problem I am having. That is security lights. We have a security service that runs two times a night through Sunland. On a random basis. And one of the things they do is check for the security lights in front of the yard. I keep getting a list on this. And what is really depressing, is I get the same list the next week. So, if there are any of you here that find a notice on your front door, that says replace your light, please do. We do have the ability to fine for that. We have not been. I have made some personal calls to longtime offenders, and I am usually well received. How many of you read Let's Communicate? Show of hands. Wonderful. We will be getting out a Let's Communicate within probably the next week. For those of you in North Sunland especially, (unintelligible) is going to have a meeting on roads and on their budget. One of the items on there, it has been there for the last 10 or 12 years, is the round about at Sequim-Dungeness and Woodcock. I understand there is quite an interest in that. They will be having a meeting. I have talked to two of the commissioners, both of them said the same thing. "Why don't you get some people to talk to us?" They respond to numbers. The place to meet will be the Sunland ballroom and it will be a Chamber of Commerce meeting and I am confirming the date and the time now. How many of you are interested in going and talking? So, I will get that out to you. Get your friends, I and neighbors out. The more people we have the more impact we will make. That has been a nagging problem, I guess. Does anyone know how many years exactly? Somebody told me 10.

- **Fred: Longer than that**

Way before my time. I have been here 4 years, and I have seen that for 4 years. Somebody told me it goes back 10 to 12 years.

Does everybody know that we do have a security service? In one of the newsletters that we sent out, I gave you the information if you want to have a house checked on. I did find out also, that the Sherriff's Department will do that if you are going to be gone for a long time. You contact the Sherriff's Department or you can contact our security service.

- **Ricki:** Our security service now charges
- **Phil:** There is a charge. And I will tell you that it is somewhat negotiable. If you are going to be gone for a long time, a week, two weeks, a month, they give you a much-reduced rate. Because they can schedule their people.
- **Ricki:** And they like to go through the office. I will negotiate for them. But I keep a record of it also. I have a form I fill out and send it in.
If you are going to be gone for an extended period of time, you can let me know. I have a form I fill out and send to the security office and then I will negotiate a price for you.
- **Resident:** What is an extended period of time?
- **Ricki:** Whatever time period you want them to do it. If it is a longer time period, we can negotiate the price. Any time period you are going to be gone, and you want them to drive by your house, they will do it.
- **Phil:** I will pick that up. You could say I am gone for the summer. And the rate goes way down. Because at the point where you say I need you for one day, they have to arrange with the security people. But if you say I need it for two months, they put it on the schedule and it makes it a lot easier for them, the same guy goes, "Yeah I know the house." So, they cut the rate immensely.
- **Ricki:** On the form it also says the date you are coming back. If you do not know the date you are coming back, I just put open ended. They will know that when you get home, you let me know and I will let them know.
- **Resident:** What does this drive around mean? They just drive around your house? Do they stop and walk around?
- **Phil:** House check, they will actually stop, do a 360 around the house, if they can do it. They make notes as to whether the shades are up or down, etc. Then they look for changes.
- **Ricki:** In that case I would need to know if someone is coming in to do your plants, feed your animals, housesitting. I need to know who is going to be in your house when you are gone.
- **Resident:** My daughter watches our house because we are snow birds and twice they came around the back and knocked on the window. Scared her half to death.
- **Phil:** Maybe they are doing to good of a job.
- **Ricki:** I don't know what that is. If something like that happens, let me know that it happened so I can verify with them to make sure it was them.
- **Phil:** Just in passing one of the other areas getting some complaints and we are working on is barking dogs. It is something that falls in the category of a nuisance. Ricki, just for your information, I am playing with dogs down in North Sunland. Ricki and I have had an issue with a dog.
- **Fred:** If you need a little more clarification there, barking dogs are a nuisance. It is very specific in the CC&Rs and bylaws. If you are offended by a barking dog around your house, let Ricki know so we can take care of it. Same thing applies to raccoons. We have a contractor on contract. Let Ricki know. So, we can get these things out of here.
- **Ricki:** There is a form online under forms that is a complaint form. So, if you necessarily do not want to talk to me, you can go online, fill it out, send it to me, then I have it on file. That is what I fill out when you call me. So, if you have an issue, it says what it is at the top, racoon or whatever. And I will keep a file of it so later we can back up and see what the dates were.
- **Resident:** The issue I have is cats. There are cats with no tags, wandering around. We don't know if they are feral.
- **Ricki:** Pet cats are supposed to be on a leash. If it doesn't have a collar on it. It may be a feral cat and there is not much we can do about that. If it does have a collar on it or you do know where it is coming from, I

can get in contact with the owner. If it is a feral cat, I am not sure there is much we can do unless we try to catch it and take it to the humane society.

- **Fred:** With my own representative from the humane society, they don't want feral cats.

- **Jerry Ahern-** Landscaping- For the past year I have been walking around looking at your yards. When I came on the board a guy by the name of Fred Smith said you need to take over landscaping. Piece of cake. Oh, what a mistake that was. It has been a very interesting year. I thought that the job would entail just driving around the neighborhood saying, "That looks good.", "That needs to be mowed.", "Pull some weeds here." Turned out to be a whole lot more than that. I was very fortunate that there were 3 or 4 individuals that stepped up and volunteered to be on the committee. So, we broke up the entire neighborhood into sections and everybody was responsible for their own specific area. Not necessarily where they lived, but an area they would be familiar with after going through the neighborhood 2 or 3 times. Throughout the year, we had tremendous cooperation from the vast majority of all of you. If there was something slightly out of alignment, we would call and talk to you about it, and the next day it was cleaned up.

There were some repeat offenders. Similar to what Phil encountered were the security lights. We would contact by phone, send them postcards, send them a letter, and still nothing. So, we had to revert to fining. If it is not taken care of, we will take care of it, and then you will pay for it. Fortunately, there weren't that many. Just enough to make you irritated a little bit. I think because of the committee that we had, and the work that they did, we ended up making a difference this year. Still have a long way to go. I am very proud of the work that they did. They made my job very easy. I am no longer referred to as the yard Nazi. Which I appreciate.

This was a great experience.

- **Resident:** The pruning schedule is way different than it was last year. I am confused as to what is pruned by the landscape committee and what is our responsibility.
 - **Ricki:** What division are you in
 - **Resident:** 17
 - **Fred:** Keep in mind that the different divisions have their own landscaping services. So, if you are in division 17, talk to your landscaping representative on your board and say, "Hey, what is going on?" SLOA doesn't do this work. When we look at your yard and decide that you need to be pruned, and we will say, "Get it pruned." If you don't get it pruned, then we will send somebody in and charge you for it. But the different divisions, 16, 11, 7, 17, all have landscaping services to take care of all of that stuff. So that is something you should take up with the representative down there.
- **Fred Smith-** Recreation- We cleaned the tennis courts, built the pickleball court, painted everything down there. Went through the pool, as we always do, without any issues, over 6,000 visits to the pool this year. Congratulations on using a great facility. One thing we need is volunteers. We are going to paint the pool. We are going to try to get it done this month. Tim and I have been talking about this for several months now and it has never been painted in the past 10 or 15 years. We are going to drain the pool, dry it out, and put down a special paint that will make it looking better than it does now. So when that time comes, I will send out a message through Ricki since I will not have access to Let's Communicate anymore. I will need some volunteers to help out with that. It entails maybe pressure washing a little bit. It will be roll, spray, and back roll. Nothing more than like painting your bathroom. Except it is bigger.
 - **Ricki:** I was thinking about when you leave on an extended, please let me know when you are going to be gone. Even if you don't want the security. So, I know in the office. So, if something happens at your house, I know you are on vacation. I talked to PUD and if you are going to leave for an extended period of time, and your going to turn off your electricity, you can not turn it all the way off because it does turn off the light outside. What you need to do is call PUD, they will give you a special rate if you are going to be gone. Then you turn everything off at the breaker, except for the light outside.

Fred Smith opened the floor to questions about the budget. There were no questions.

UNFINISHED BUSINESS

- **Fred Smith:** I don't have anything except one item that goes back to my first month on the board, way back when. And that is our deer issue. We have gone through all of the necessary steps that the state has asked us to do. We have now in effect a committee made up of you volunteers to sit down with the state and discuss what the options are and move forward to see whether or not we truly have a problem or it is just my imagination that there is deer out there. Do we have to few, and haul some in. My personal opinion, we have too many deer. It is not good for the health of the herd, it is not good for the health of your plants, etc., etc., etc. Today I played golf at the tenth fairway under one tree there were 7 fawns. Too many. Ricki has the information regarding that committee. Several of you have asked me about it in the past. If you would like to become involved in that committee with the state, please let her know and we will get this thing going. Any questions on that?
 - **Resident:** Do we have a consensus of how many deer are in Sunland?
 - **Fred:** We don't know. One of the items discussed with the state was taking a census. What they would do is they would bring in special counters and in one day, walk through Sunland and count the deer. That has not been done yet.
 - **Micheal Mullikin:** I don't think we have enough deer, we just don't have enough cougars.
 - **Resident:** We have coyotes
 - **Fred:** Coyotes are not necessarily predatory.
 - **Resident:** I think it was two years ago on the 14th fairway apparently the deer called a meeting. They were just standing there and we were able to count them and there were 50 deer.
 - **Fred:** There used to be a very consistent herd right around the third green. Anywhere from 13 to 15. Wherever they are, we have too many deer. If you want to volunteer for that committee, let's get that started. Let's put some pressure on Ricki to get the State guy up here and let's get it done.
 - **Ricki:** The other day I received a call that there was a fawn that had broken its leg in someone's yard. Unfortunately, when something happens to one of the deer, unless they are deceased, I can call somebody to come get them. But if they are hurt, nature has to take its course and there is nothing I can do. So, if something happens like that, there is nothing I can do, unless they are deceased.
 - **Resident:** I am new to Sunland, and I have been in the past a real estate broker for over 20 years. Number one I want to say I am quite amazed and very appreciative at the value I get for the small amount of money in the HOA. Friends that I tell about it think it is per month, not per year. I am just really blown away by what a great community this is. And I would like to publicly thank you Fred for all your time. It's a ton of work.

Results of ballot issues:

- **2019 Budget: Approved 273, Disapproved 30. Budget passes.**
- **Ballot:**
 - **David Walp received 211 votes**
 - **Stephanie Burnett received 161 votes**
 - **Phil Merlin received 154 votes**

NEW BUSINESS

- Jess Taylor Award presented to Jennifer Sweeney

Motion to adjourn, second, unanimous approval. Meeting adjourned at 6:07pm