



SLOA Board of Directors Meeting

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

Board Members Present:

- Fred Smith, *President*
- Jennifer Sweeney, *Secretary/Treasurer*
- Jerry Ahern
- Missy Church-Smith
- Mike Gawley
- Steve Loska
- Phil Merlin

1. Call to Order

- a. Fred Smith called the meeting to order at 10:05A.M.

2. Approval of July 2018 BOD Meeting Minutes

- a. **Motion to approve, Michael Mullikin; second, Steve Loska. Unanimous approval.**

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

a. Submitted Report:

President's report centers on the proposal from last month to pass a measure to contract with the Golf Club for green belt maintenance and other items for a period to provide financial assistance to the golf course.

There was a meeting was held Monday, August, 20, 2018 where two members of the SLOA Board, two golf club members, and four individuals from the community talked about some way to compromise all the different points of view and come up with a solution we all could live with. Unfortunately, this did not happen. The golf club president, Bruce Mullikin, stated that he did not want to proceed with any program where SLOA would provide anything to the golf club. That they would make it on their own.

One point of interest that did come out of all the last few weeks of conversation is the fact that we really need to do something about the greenbelts. They have never had focused attention on them to make them an asset for the residents to enjoy. Steve Loska is already gathering bids on the clearance and maintenance of the greenbelts. We should address the issue whether or not we want to improve these assets or continue to let them go to waste. Once we have bids on that cleaning up, a one-time assessment could be made to do that work. After that. Regular maintenance would need to be part of the normal budget.

Nothing has happened this month on the recreation side. We had the tennis courts pressure washed to clean all the residual pollen and dust. This should be done on an annual basis.

- b. **Comments:** Discussed Golf Course decision. Lloyd Taylor and Joe Rees spoke.

4. Treasurer's Report, Jennifer Sweeney

- a. **Submitted Report:** Last Month we voted to approve the budget as it stands.

	2019 Budget	2018 Budget	2017 Actual
Revenues			
Dues	\$212,280	\$205,875	\$208,416
Interest	\$400	\$200	\$405
Reimbursements & Misc.	\$3,600	\$2,350	\$3,101
RV Storage	\$17,000	\$16,000	\$16,959

Swimming Pool	\$4,000	\$1,500	\$3,590
Transfer Fee	\$12,000	\$12,500	\$19,200
	\$249,280	\$238,425	\$236,875
Expenses			
Gathering Place Room	\$800	\$1,000	\$751
Greenbelts & Maintenance	\$53,755	\$45,062	\$41,145
Landscaping	\$1,000	\$1,000	\$1,110
Office Services	\$42,922	\$34,987	\$30,803
Office Supplies	\$5,569	\$5,097	\$6,306
Professional Services	\$6,575	\$8,575	\$10,291
Publications	\$3,750	\$11,750	\$8,000
Reserve Account	\$22,875	\$22,875	\$22,675
RV Storage	\$17,000	\$15,780	\$15,573
Security	\$21,742	\$22,400	\$18,939
SLOA Center	\$9,194	\$9,716	\$9,398
Swimming Pool	\$43,095	\$40,696	\$41,239
Taxes & Insurance	\$12,875	\$11,635	\$10,981
Tennis Courts	\$2,580	\$2,820	\$1,974
Welcoming & Nominations	\$3,450	\$2,700	\$169
	\$247,182	\$236,093	\$219,353

Most departments are within budget. The ones that are over budget will come back down once we get closer to year's end.

We are 58.3% through our fiscal year as of July 31, 2018.

We have collected \$241,404 in income. This is \$2,979 (1.2%) more than the anticipated income.

We have spent \$144,023 in expenses. This is \$6,381 (2.7%) more than the anticipated expenses.

- If the Greenbelts budget exceeds their budget for the year, this can be attributed to the \$7,046 bill paid in 1st quarter. These funds can be replaced from the contingency fund.
- For Example – Tennis Courts has a budget of \$2,820 but has spent \$2,455 or 87.1%. Most bills are paid except for the Sani can which is a monthly bill.

Our Account Balances as of August 20, 2018 are:

- Reserve Account - \$80,998.76
- Contingency Account - \$35,035.18
- Operating Checking - \$39,813.99
- Operating Savings - \$79,901.45

We have approximately \$92,000 in budgeted expenses still left to pay. We have \$119,715.44 in the operating funds.

a. Comments:

- i. **No comments**

5. Office Manager's Report, Ricki Bele

a. Submitted Report:

As of 8-19-18 243 attended water aerobics, 5,677 have enjoyed the pool

Pool is closed due to poor air quality

Placed a lien on a home that is going to foreclosure

Cabana has been used 71 times since April

Ballots have been given to UPS and are being mailed today

Landscaping and animal issues were put on hold while we prepared for the meeting that took place on August 15th. I have met with Jerry and my focus is back on getting the landscaping and animal issues resolved.

The scanning is complete and we took 13 banker boxes to shredding

Wallene Eichhorn has started her position as my assistant. We are in the process of setting up her office in the filing room. Starting September, she will be filling in on the days that I have planned absences. She will also be able to help get some of the larger projects I have done.

I am in the process of making a book with step by step procedures for my position.

I currently have two residents that owe full membership dues, and. Both homes have liens. I have received an email from HUD on one requesting the total amount due to date, so hopefully we will receive payment for that one soon. The other one is going into foreclosure in September.

I have two residents that are making payments for their dues (one owes \$100, which will be paid by the end of the month and the other owes \$75, which will be paid in full in December)

b. Comments:

- i. Discussed off site storage and confirmed that our system is backed up to POE

6. Committee Reports

a. Recreation, Fred Smith

i. Submitted Report

- ii. **Comments:** No report

b. Architecture, Michael Mullikin

i. Submitted Report

We have received 16 new applications this month. 13 approved, 3 pending

Homeowner on 5th green received a waiver from the GC to build a fence on Golf Course

New home plans submitted for approval on NW lot 7. Plans are accepted, but waiting for new title confirmation

Fred Smith and I met with Bill Vaughn and his builder to discuss excavated dirt from new construction on Leslie

Lane build was dumped on 2 other properties owned by Bill Vaughn, without notifying SLOA. He needs that fill to build on those properties next. He has spread that fill dirt and is secure until that construction starts.

Construction on Eichhorn's new home on Hurricane Ridge has commenced.

c. RV Storage, Michael Gawley

i. Submitted Report

No report submitted

- ii. **Comments:** Operating at capacity. Rearranging for better spots. Weekly inspections. Use spots of residents' that leave for weeks at a time for temporary storage.

d. Communication, Missy Church-Smith

i. Submitted Report

We're getting close to launching the Members Only website/2018 Member Roster...hope by the end of this month; once the site is live, the password will be sent to all homeowners.

- ii. **Comments:** Operating at capacity. Rearranging for better spots. Weekly inspections. Use spots of residents' that leave for weeks at a time for temporary storage.

e. **Landscaping, Jerry Ahern**

i. **Submitted Report**

After waiting for what seemed like forever, summer finally arrived in all its glory. With its arrival comes warmer days, more daylight, a few more bugs and yes, more weeds. It appears that all of us are fully engaged and determined to keep both the bugs and weeds from overtaking all of the hard work that was done in the Spring, and for the most part we are winning. Over the past several weeks very little rain has fallen giving us both good and bad news. The good news is that you don't have to mow the lawn twice a week like you did a few months ago. The bad news is the grass that was left unattended in some of the parking strips by the road has turned brown and is distracting from the rest of the landscaping. We've noticed that many of you have stripped those areas of grass and weeds and re-graveled those strips. The appearance is amazing and we thank you for your hard work. There are still some that need attention and we ask that if your parking strip is one of those in need, that you do what is necessary to correct it.

We have begun to implement actions to resolve some landscaping issues in the neighborhoods that have been ignored since early Spring. In those instances where the homeowner has not responded to calls, postcard and finally a letter asking them to correct the problem, we are arranging for outside help to correct the issue and will bill the owner for the cost. For those neighbors who have contacted us asking why an issue hasn't been dealt with yet, it has taken time to run through the process outlined above and now we are moving forward to solving the problem. Thank you for your patience. You should start seeing improvements over the next weeks.

i. **Comments:** Discussed assessing fines for inaction or do the job, then bill the homeowners.

MOTION: Motion to impose a fine initially of \$250 and \$50 a week after on the van at 120 Sunland Drive until removed. Motion: Fred Smith, 2nd: Phil, all approve. Pass

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

i. **Submitted Report:** no report

ii. **Comments:** Discussed getting bids for contracting work on greenbelts.

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

i. **Submitted Report:** no report

ii. **Comments:** Discussed the roundabout at Sequim Dungeness and Woodcock. Discussed stolen excavator from Woodcock.

7. **Old Business –**

a. **Motion to accept Maggie Philbin's resignation. Motion: Steve, 2nd: Missy. All approve. Pass**

8. **New Business**

Motion to adjourn, Steve Loska; second, Jerry Ahern. Meeting adjourned @10:45am

Minutes Respectfully Submitted by Ricki Bele