



SLOA Board of Directors Meeting

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

Board Members Present:

- **Kenneth Larson, *President***
- **Stephanie Burnett, Treasurer**
- **Mike Gawley, RV Lot**
- **Steve Lavelly, Recreation**
- **Micheal Mullikin, Architecture**
- **Roger Fell, Greenbelts & Landscaping**
- **Robert Leonard, Rentals**
- **Phil Merlin, Security & Roads**

1. Call to Order

- a. Kenneth Larson called the meeting to order at 4:00pm and apologized for having to change the meeting time.

2. Open Forum

- a. JoAnne Yerkes
- b. Lloyd Taylor
- c. Jay Tomlin
- d. Dennis Campnell

3. Approval of August Minutes

- a. **MOTION to approve August minutes Phil Merlin, Second Micheal Gawley. Motion passed**

4. and September, 2018 minutes

- a. **MOTION to approve September minutes Phil Merlin, Second Stephanie Burnett. Motion passed**

5. President's Report, Kenneth Larson

- a. **Submitted Report:** No report submitted
- b. **Comments:** David Walp is excused for the day

6. Treasurer's Report, Stephanie Burnett

- a. **Submitted Report:** No report
- b. **Comments:** Working on getting the new Treasurer acclimated. New Treasurer handbook.
Last month we were 3.9% over budget, now we are 2.3%. Tennis courts are a little bit higher this year because we added some new features and replaced all the old nets, etc. All of the dues, minus one because that house is in foreclosure. I don't think we are going to see that for some time. All of our funds are still good. Ken wanted to talk about our access funds. Estimating between \$20,000 to \$25,000.
Ken Larson: discusses the three types of funding areas. 1. Budget 2. Reserve fund 3. Contingency fund

7. Office Manager's Report, Ricki Bele

- a. **Submitted Report:** It has been a very busy month with 4 meetings in two weeks. The minutes to the Board Meetings are online.

I have been trying to get everything ready for the new board members. Each board member has a cubby in the shelf in the waiting area upstairs. There are business cards and enlarged maps for those that need one. I have added nameplates so the residents can put a name with a face. For those that will allow it, I will be taking pictures of the board members to put on the website.

Wallene and I are working on the directory, as we are able. There are so many pressing things that come up, sometimes it has to move to the back burner. It will be completed soon.

We have had four new residents from September 1st to today.

I have had one dog complaint since last meeting and I spoke to the owner and she has agreed to keep the dog in the house or garage while at work.

Sue, our Webmaster, is changing the format of the complaint form and the architectural form so that they can be filled in online and emailed to me directly from the website.

I have business cards and maps of Sunland for those committees that require one. There are also cubbies upstairs for each of the board members.

The cabana closes at the end of this month for the winter. I am taking advanced reservations for next year already.

b. Comments: Introduce new board members,

Ken Larson: Discussed original CC&Rs from 1971 and look how they mesh or do not mesh with our current ones. Where they don't mesh, we can move into bylaws. Discussed Common Owners Interest Act.

8. Committee Reports

a. Recreation, Steve Lavelly

i. Submitted Report

ii. Comments: Bring before the board, putting a gazebo down by the tennis courts or a couple of picnic tables, maybe a BBQ table & the same kind of thing down at lot 207.

b. Architecture, Michael Mullikin

i. Submitted Report-

1. We have received 14 new applications this month. 12 approved. 2 pending more info
2. New home plans for lot 53, division 5, Madigan place have been submitted with \$500 deposit. Owners Helen Carrick and Elaine Gardner-Morales.
3. New home plans approved in September (builder Bill Vaughn) for Northwestern Place (lot 7). Tree's needed to be taken for construction have been marked and will be removed in 30 days, followed by construction start in November.
4. Vaughn property on Leslie Lane should be complete by the end of November.
5. Construction on Eichhorn's new home on Hurricane Ridge (13th tee box) progressing and should be complete by years end.
6. Approved removal of 2 dead White Fir trees on Ahrendes property on Taylor Blvd.

Areas to improve Architecture committee

My committee (John Angelotti and Joe Rees) will be more proactive at identifying "at risk trees" throughout Sunland and advise homeowners of options.

Other areas of concentration will be:

Failing fences, decks, and sheds

Faded and tattered flags

Adding another committee member to share workload.

ii. Comments: Discussed homes that have waivers to the security lights, but all new homes are required to have them. Question about wood shingle roofs. Has not been addressed.

Ken Larson: Would you take a look at the wood shingle issue, and if you think it needs an addition to the architectural standards, draw one up and present to the board. Contact the fire department.

c. **RV Storage**, Michael Gawley

- i. **Submitted Report**- No report submitted
- ii. **Comments:** RV lot is full. Maintenance issues; trees on the South side. No free area around the RV lot to expand. Discussed trailer sitting on Division 17 property.

d. **Communication**, David Walp

- i. **Submitted Report:** No report submitted
- ii. **Comments:** Discussion of website

e. **Landscaping & Greenbelts**, Roger Fell

- i. **Submitted Report:** No report Submitted
- ii. **Comments:** Got two calls that should have gone to Mike. Getting into some of the greenbelts. Making notes of those that have issues. A few are pretty darn bad.

Ken Larson: Look at our bylaws and rules and regulations on lots and analyze them and see if we need to do any revisions. Is there anything that we don't have, that we should have.

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

- i. **Submitted Report:** no report
- ii. **Comments:** Discussed earthquake preparedness and handling the dog issues in Sunland.

Sunland is a very safe area with very little crime.

You can get a hold of all of the committee members on the website.

Ken Larson: Check CC&Rs to see if we need to update bylaws for dog nuisance complaints. Issues with residents not picking up dog poo and cigarette butts

Sidewalk along Taylor. Get on City councils' agenda and get 100 or 200 residents to show up at meeting. Sunland is the largest non-incorporated voting block in Clallam County. We want to let them know we have the voting power here. We need a sidewalk along Taylor. It is a non-funded plan. We need to get pressure to get it funded.

Phil Merlin: Discussed voting

Bob Leonard: Discussed earthquake and tsunamis in Sunland

Discussion of garage sales and parking on the roads and notifying residents when they apply for their permit that they need to monitor the vehicles and that the vehicles cannot be blocking the road. Add to the permit when they apply

9. **Unfinished Business –**

a.

10. **New Business**

a. Discussion Items:

- i. BoD meeting agenda format. How we identify new, continuing, action items, and voting items
Not discussed
- ii. Excess funds and how to handle the funds
Not discussed
- iii. Formal procedure for suggestions to add/change/void the By-Laws and Rules & Regulations discussion
Ken Larson will bring information for next board meeting
- iv. How to handle barking dogs

Discussed above

- v. How to handle trash along roadways

Discussed above

- vi. Passive energy systems By-Law discussion

Discussion: Bringing to the board a bylaw discussion on solar panels. Something we need to look at. Passive energy are solar panels, wind generation, etc. There are some issues that will be advisable for us at least be prepared if the issue should arise. We currently approve them. State code says we can not restrict them. We can control appearance, location, wiring, etc.

- b. Information Item

- i. Relationship between SLOA and Sunny Shores

Discussion: Discuss relationship to Sunny Shores. Ricki to look and verify relationship. Send to attorney to verify relationship

- ii. Require notification to SLOA of issues/complaints from members in writing

Discussion: Complaint form in writing.

- c. Action Items

- i. Required procedure for communication of violations to members.

Discussion: Code is very clear. Tell the person CC&R, Bylaw, etc., describe the violation, let them know there is an appeals process, and how to go about the appeals process. Committee can issue a warning letter that states you may be fined. Committee brings it to the board. Board can only access the fine.

Discussed our process with SLOA for violations.

Discussion tabled and Ricki will bring letters

- d. Grievance committee

Discussed having a grievance committee. Done in writing

- e. Meetings later in the day

MOTION: Motion to make Phil Merlin the Chairman of the Road, Safety, and Emergency Planning committee. Stephanie motion, Mike Mullikin second. Passed

Motion to adjourn; second, Meeting adjourned @ 6:30pm

Minutes Respectfully Submitted by Ricki Bele