



SLOA Board of Directors Meeting

November 20, 2018 ~ 10:00am, SunLand Gathering Place

Board Members Present:

- Kenneth Larson, President
- David Walp, Vice 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 10:00am

2. Open Forum

- a. Gary Fortman
- b. Jerry Oliver

3. Approval of October Minutes

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

4. President's Report, Kenneth Larson

- a. **Submitted Report:** No report submitted
- b. **Comments:** Ken Larson addressed lawsuit issue. Discussed sidewalks on Taylor. Bob Leonard discussed having more information in the minutes. Condo/ Common interest act; Rules, bylaws and CC&Rs

5. Treasurer's Report, Stephanie Burnett

- a. **Submitted Report:** 2018 budget continues to fall back in line as the year concludes.
Pest control cost is anticipated to increase in 2019 which has been included in new budget.
Phone directory expense will be less due to the availability on our web site.
Have a warm and wonderful Thanksgiving.

b. Comments:

6. Office Manager's Report, Ricki Bele

- a. **Submitted Report:** Sent out 10 postcards to owners with Landscaping issues.

Sent out 10 letters requesting information (phone, email, address) to residents. Received almost all back.

Signed 6 notary items for residents

All of the email address is entered into the database. We have been entering all of the new information received from residents into QuickBooks. Once that is complete, we will verify and enter into Directory and post online.

We have received 7 new resident escrow forms

I still need to get a picture from David Walp, Roger Fell, and Robert Larson for the website.

The SLOA complaint form and the Misc. Approval Submittal to Architectural Committee are both available as a fill in, and will be submitted online.

- b. **Comments:** Add parking clause to garage sale permit. Discussed having rentals acknowledge CC&Rs by signing that they understand and will follow.

7. Committee Reports

a. **Recreation, Steve Lavelly**

- b. **Submitted Report:** Ken requested that I look into a BBQ, picnic table,

and Gazebo for the tennis court area.

10'-foot Octagon Gazebo from Fifth Room \$4,599.00 plus shipping. Comes in kit form.

We currently have a picnic table at this location. I believe one table is enough.

BBQ's similar to what you might find in a public park fueled with charcoal would run \$250,00 to \$350.00. Not very practical for this location. Not sure any type of BBQ would even be used at the tennis courts.

- i. **Comments:**

- b. **Architecture, Michael Mullikin**

- i. **Submitted Report-**

1. We have received 6 new applications this month. All approved.
2. Bob Schlechter has agreed to join our committee, joining Joe Rees and John Angelotti. We have divided Sunland into 4 sections for oversight.
3. Northwestern Place (lot 7), have removed trees required for construction, and poured foundation.
4. Construction for Bill Vaughn property on Leslie Lane going slow. Completion now expected by February 2019.
5. Construction on Eichhorn's new home on Hurricane Ridge (13th tee box) progressing and should be complete by years end.
6. Hubley home at 109 Fairway Place has agreed to repaint roof when weather permits.

Areas to improve Architecture committee

My committee (John Angelotti, Joe Rees, and Bob Schlechter) 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

- ii. **Comments:**

- Ken Larson:** Discussed wood shingles and confirmed that they are treated with fire retardant. Discussed barking dogs and roaming cats. Discussed home on Madigan that needs a letter sent out for noncompliance. Discussed 300 trees that the Golf Course needs to deal with. Discussed spraying moss on SLOA parking lot.

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

- i. **Submitted Report-**

- I have met with representatives of Division 17 and discussed the problem of tree limbs growing over the south end of the RV lot and the problems that presents. We are currently working on a compromise that would

include trimming the trees back somewhat and possibly moving the RVs forward about 10-15 feet. Also, we are discussing trimming the bushes back to the fence on the west side. Neither suggestion has been finalized, and we need to determine what funds should be used for these projects.

Division 17 members have requested a person-gate be installed in the fence on the south side to ease access to the lot for persons living in that area. They have expressed willingness to pay for the gate, so it would be a cost-neutral modification.

The lot is presently at capacity and I am moving some tenants to temporary locations when others leave for the winter. A few spots seem to be always empty, so I plan to check with Ricki to see if perhaps they have been abandoned. If not, I will call the owners to verify they still intend to park there.

ii. **Comments:** No additional discussion

d. **Communication, David Walp**

i. **Submitted Report:** No report submitted

ii. **Comments:**

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

i. **Submitted Report:** No report Submitted

ii. **Comments:** Discussed letter and deadline for repairs for home on Emerald. Roger needs to get list of issues to Ricki

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

i. **Submitted Report:** no report

ii. **Comments:**

8. **Unfinished Business –**

a.

9. **New Business**

a. **Hublely-**

i. **Comments:** Mike addressed the issue with the owner and the fine will be waived if he repaints the roof by the end of June

b. **Bylaw changes in the future**

ii. Lawn Art

iii. Electronic notice added

iv. Notice of move in requirement for owners

v. Solar

Motion to adjourn; second, Meeting adjourned @ 12:00pm

Minutes Respectfully Submitted by Ricki Bele