



SLOA Board of Directors Meeting

January 15, 2019 ~ 10:30am, SunLand Gathering Place

Board Members Present:

- Kenneth Larson, President
- David Walp, Vice President
- Stephanie Burnett, Treasurer
- 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 10:30am

2. Open Forum

- a. Lloyd Taylor
- b. Mark Kennedy
- c. Tom Jenkins

3. Approval of October Minutes

- a. **MOTION to approve November minutes Phil Merlin, Second David Walp.**

4. President's Report, Kenneth Larson

- a. **Submitted Report:** No report submitted
- b. **Comments:** *Discussed trees that fall over property lines: board decided against adding a bylaw addressing this issue. *Discussed making a committee to compare original & current CC&Rs and make changes according to the Wilkinson Court Decision. **Dave Walp comment:** *There are a couple decisions that we have to implement, which are required by state. The rest of them are up to us. As a board whether we want to operate under the existing CC&R regulations or change.*

***Motion to make a committee to review the original & current CC&Rs.** Motion by Stephanie, Second Phil. Passed

*Newsletter deadline at 5:00pm

5. Treasurer's Report, Stephanie Burnett

- a. **Submitted Report:** As you know, yearly dues of \$232 are due now. If you have paid already, thank you. If the payment is received after January 30, 2019, they will be considered late and a \$25 charge will be added. A \$25 late fee will be added for each month following that have not been paid. After 4 months, a letter will be sent out and a lien will be attached to your property.
The 2019 budget is in effect now.
- b. **Comments:** *Discussed taking credit cards and payment options.

6. Office Manager's Report, Ricki Bele

- a. **Submitted Report:** I have two addresses that will be receiving registered letters regarding landscaping once billing is complete.

A lot of the day to day tasks have been put on hold while we are doing the billing. We had a flood of checks to process and have been kept busy getting those in QuickBooks. Of course, any issues that have come up that need immediate attention have been taken care of.

Signed 15 notary items for residents

We are near completion of the directory. Wallene is finalizing it now.

We have received 7 new resident escrow forms

I am receiving requests for use of the cabana over the summer. If anyone has a date, they would like to use the cabana, I can reserve it for you now.

I am also taking reservations for pool parties over the summer as well. The fee is \$50/hour and a pool attendant will be provided.

- b. Comments:** *Discussed resident on Emerald drive and the appearance of his property. Letter to be mailed with 90 days to comply and 30 days to address the board.

*Discussed the importance of sending me reports when I request them. *Discussed Next-door and Facebook as substitute for EMIT *Discussed local radio station for updates- KSQM (91.5)

7. Committee Reports

a. Recreation, Steve Lavelly

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

b. Architecture, Michael Mullikin

i. Submitted Report-

1. We have received 8 new applications since November meeting. All approved.
2. Flanders/Skoglund downed tree issue has been removed and resolved.
3. New construction on Northwestern Place (lot 7) moving quickly, should be completed by March 2019.
4. Construction for Bill Vaughn property on Leslie Lane has been slow. Completion now expected by February/ March 2019.
5. Construction on Eichhorn's new home on Hurricane Ridge (13th tee box) progressing and should be complete by January 2019
6. Hubley home at 109 Fairway Place has agreed to repaint roof when weather permits.
7. New construction for Helen Carrick at 110 Madigan moving quickly and should be completed by April. Neighbors have signed off on fence, but no plans have been submitted to our committee yet.
8. My committee has identified 3 properties that have "at risk" trees and letters will be sent requesting removal.

Areas to improve Architecture committee

My committee (John Angelotti, Joe Rees, and Bob Schlecter) 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:** *Discussed sending out letters for residents that need to remove trees from their property. Letters will require compliance within 90 days and 30 days to address board. *

c. RV Storage, Michael Gawley

i. Submitted Report-

The trees overhanging the fence on the south end, and the branches protruding through the fence on the west end, continue to be a problem. I have been working with some of the residents in Division 17 to find a solution, and will continue to do so. Meanwhile, recent high winds have blown many small limbs into the lot that will need to be removed. I am considering forming a work party for a day in February to clean up the debris and will post a notice on the inside of the gate for those who might be interested in coming out and helping. During this cleanup we will also be removing loose "stuff" we find laying on the ground. This includes ladders, spare tires, cement blocks, and any other items that are not a part of, or attached to, a camper, boat, or trailer. Finally, the folks in Division 17 have expressed a willingness to trim the branches that protrude through the west fence and, once done, we will continue to evaluate the effectiveness of this action. My goal is to maintain the lot in a clean, safe, and attractive manner that everyone can enjoy. As always, do not hesitate to contact me if you have any questions or suggestions.

ii. Comments: No additional discussion

d. Communication, David Walp

i. Submitted Report: No report submitted

ii. Comments: No Comments

e. Landscaping & Greenbelts,

i. Submitted Report: No report Submitted

ii. Comments: *Discussed letter and deadline for repairs for home on Emerald. Send a letter saying what needs to be done by what date or it will be done by Sunland and he will be charged. **Motion: Notify 143 Emerald Drive that they will either be fined \$200 or the repairs will be done. Motion Phil Merlin Second Mike Mullikin. Passed** *Phil will make contact with the County to cut down the brush on Medsker and Emerald.

f. Security & Roads, Phil Merlin

i. Submitted Report: no report

ii. Comments: No Comments

8. Unfinished Business –

a.

9. New Business

a. Man-gate at RV Lot

Comments:

Motion to adjourn; second, Meeting adjourned @ 11:56am

Minutes Respectfully Submitted by Ricki Bele