



SLOA Board of Directors Meeting

February 20, 2019 ~ 04:00 pm, SunLand Gathering Place

Board Members Present:

- Kenneth Larson, President
- Stephanie Burnett, Treasurer
- Micheal Mullikin, Architecture
- Micheal Gawley, RV Lot
- Robert Leonard, Rentals
- Phil Merlin, Security & Roads

1. Call to Order

- a. Kenneth Larson called the meeting to order at 4:00 pm

2. Guest Speaker

- a. **Ross Tyler**, Head Road Engineer for the Clallam County Roads Department

- i. Procedures regarding snow removal during a snow storm * Has a crew of 12 with one mechanic *200 miles of road in District 1 *Does not run plow at night *Does not run a split shift *Continuing complaint is “driveway blocked by snow plowing.” There is no way to avoid having the plow pile snow in front of driveways *Can you plow out the driveways? It is not feasible to plow everyone out. *Information for private contractors needs to be made available in the future. *Opened to questions: *Q: What is the ordinance regarding cars parked on the road in relationship to plowing. *A: Not a specific county ordinance. Law enforcement has broad discretion to interpret what they think is a danger. It does make it difficult for plow drivers if there is a car parked outside the driveway, but the reality is, where are you going to park if you can’t get to your driveway? The drivers will do what they can to work around it. *Q: Contractors on county roads. *A: I was speaking of private contractors on private driveways and to clear around mailboxes. I am going to bring up contractors for county roads, especially in an area like this. It gets difficult pulling in private contractors because of all the state laws. I think this is something that should be vetted. Liability is a complicated issue when it comes to government. Q: Where is the best application of resources given a limited amount of resources? *A: It is difficult to answer. Are we going to say that we are more valuable than someone in Forks or something like that? *Q: Do you coordinate with the city? *A: Roughly. If they are plowing out to one of our roads, they plow on the way. Same with our plows. It doesn’t make any sense to not have the plow down when you are headed to your area. So, within reason we will plow our way out of Sequim to get to you. *Q: Is this going to impact the budget? *A: It is definitely going to impact the budget, but we have had fairly light years, and we always budget for a moderate snow year. So, when you get several years of moderate snow, you just plan on it. This is going to be about a million-dollar removal effort in two weeks, County wide. But we have budgeted for that, so it is not going to adversely affect the projects that we intend to do. *Q: Is there any chance getting better equipment? *A: We could get more, but is it just sitting in the corner rusting?
*Sunland Owners gave 13 Starbucks gift cards to give one to each driver, plus we sent flowers to Julie at the Road Department.
* Discussed disaster preparedness and the CERT team. *Discussed how snow plows respond to police and EMS emergencies when needed.

3. Approval of January Minutes

- a. **MOTION to approve January minutes Stephanie Burnett, Second Micheal Mullikin. Passed**

4. President’s Report, Kenneth Larson

- a. **Submitted Report:** No report submitted
- b. **Comments:** * Discussed the litigation and the position of SLOA is “No Comment” at this point. The attorney is handling it. No resolution or court date. * Discussed cats being able to roam. The writer of the email that was received asked that the cats be required to be on a leash. That idea was dismissed and will be discussed at a later date. *Database of members has been denied due to liability issues. * Get to know your neighbors. * Discussed preparedness and having a person in each division that would get to know the people in the division. *Discussed “Map your neighborhood” and broadening our focal point to not only include natural disasters. *Discussed adding a bylaw that states a downed tree on a resident’s property is the resident’s responsibility. *Discussed the Facebook emit page and Nextdoor.com

5. Treasurer's Report, Stephanie Burnett

- a. Submitted Report:** As we have pressing issues to deal with, I will get right to it. Due to unforeseeable circumstances I have not been able to finalize the closing of 2018. I am sincerely sorry but due to illness, learning as I go on and the weather.

I was stuck in my home on top of ridgetop.

I have spent many hours in our office at Ricki's side. She has taught me a lot about the day to day operation of our community. I was taken back with the skill and knowledge she has and used during this recent crisis.

Tentatively as it stands now some budgets, as I call departments, were over budget. Most were on track or under budget. Thanks to the work of our office staff we were able to save about six thousand dollars by utilizing our website to include our home owner's directory and bulletins helped balance out expenses that were not part of the 2018 budget.

We plan for the worst and hope for the best.

We have had 93% compliance with paid dues.

I can tell you taking over someone else's seat has been challenging.

Thanks to our office manager Rick for her exceptional service during our weather crisis. Her updates and the fact she has made herself available to all of us 24/7 is very reassuring.

We are very fortunate to have such an experienced person in that chair.

Also, I have been asking to put, as I said before, the plowing topic on the agenda. You know where I stand but I also look at Midwest and feel like we got off lucky.

- b. Comments:** * Ken commented on the lawsuit and that there would not be a special assessment for it.

6. Office Manager's Report, Ricki Bele

- a. Submitted Report:**

7 notary signatures (one during the snow storm)

Just under 400 phone calls during the snow storm

2018 had 65 total escrow document processing payments, from 01/01/18 to 02/20/19 there were 6 escrow payments; 9 payments so far this year.

There are 51 residents left to pay annual dues

The 2019 directory has been sent to the webmaster to be formatted and put on the members only page of the website. I will be sending out a password once it is on the website.

149 Emerald Drive has asked for an appeal.

- b. Comments:** *

- a. Recreation, Steve Lavelly**

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

b. Architecture, Michael Mullikin

i. Submitted Report-

1. We have received 5 new applications since November meeting. All approved.
2. Snow has slowed progress of new construction below. New dates outlined below.
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 now expect completion by March 2019.
5. Construction on Eichhorn's new home on Hurricane Ridge (13th tee box) progressing and should be complete by March 2019
6. 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.
7. My committee has identified 3 properties that have "at risk" trees and letters will be sent this month requesting removal within 90 days.

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: *

c. RV Storage, Michael Gawley

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

f. Security & Roads, Phil Merlin

- i. Submitted Report:** no report
- ii. Comments:** Discussed communications with Ross from the Road Department on making Sunland a top priority. Discussed going through the front office when contacting Phil.

7. Unfinished Business –

- a. Work needing to be done on 149 Emerald

8. New Business

- a.

Comments:

Motion to adjourn; second, Meeting adjourned @ 6:06pm

Minutes Respectfully Submitted by Ricki Bele

DRAFT