

# Minutes for the SLOA Board of Directors Meeting

April 16, 2019

## Board Members Present:

Ken Larson, President  
David Walp, Vice President  
Stephanie Burnett, Treasurer  
Michael Mullikin, Architecture  
Phil Merlin, Security and Roads  
Michael Gawley, RV Lots

## Call to Order

Ken Larson Called the meeting to order at 10:30 am.

## Open Forum

## Technology:

Mr. Steve Snyder:

Actively attending PUD meetings and invited fellow home owners to May PUD meeting. PUD meeting flyer provided and posted on SLOA bulletin board. Next PUD technology meeting will be held May 4<sup>th</sup>, 2-4 pm. Concerned with health and privacy as it applies to 5G tech. For other states as well as numerous countries have banned 5G tech. Expressed concern for Smart meter fees of \$150-\$700 per meter. Reading is more accurate. Floated idea of opting in/out.  
Disclosure of Escrow (new)

President's response:

Advent of Smart meters is 1.5 years before they are installed. Nothing can be accomplished at this time.

Lori Richards:

Wants to convert existing property to an AirBnB property rental. Wants to know rules and regulations governing rentals.

President's response:

Most important function of the HOA is to protect the HOA from legal action. Citing past precedent: 60-day rental (look up to confirm). Board may address rentals in the future but they are not currently allowed. Will need to review with SLOA attorney. Past precedent and court rulings: 2014 Supreme Court of Washington ruled that CC&R's cannot be rewritten without 100% approval. Current review of CC&R's showed that the original bylaws drawn up in 1971 do not match up with 2017 CC&R's. Current CC&R's therefore may not be enforceable unless they are also in the By-Laws.

Phil's response:

By-laws do not allow for room and board under 2017 governing documents.

Discussion is tabled until SLOA attorney gets back to us following review.

Mike Mullikin: Motion to approve March minutes.

President: Approval of March minutes deferred.

Pest Control:

Raccoons are increasingly becoming a nuisance. SLOA has been using Haven Trapping for quite some time. Until now owners have not been required to pay for trapping and relocation of the raccoons. There is not a signed contract on file between SLOA and Haven Trapping. Contract would be for \$200 monthly and \$75 per animal. President wondered who the responsible party is for payment. Last year SLOA paid out a total of \$860 to Haven Trapping for animals located within SLOA grounds. This included both private lands as well as areas designated as greenbelt. Due to the large population of raccoons both Phil and Mike feel that we should continue trapping and relocation as it is a quality of life issue and feel we should continue to provide this service. Stephanie suggested we look at retainers with Haven Trapping and others because the price could go up. Phil thinks we should consider a new bid. Mike Mullikin wondered if there are other trappers in the area. Ken stated that Haven Trappers is the only licensed trapper in the area.

Mike Mullikin: Motion to continue trapping raccoons.

Phil: Does it fall under the committee?

Stephanie: Don't know

Ken: Rats and mice will be left up to the property owner.

Mike Mullikin: Motion to continue trapping just raccoons (no rats).

Phil: Second.

Stephanie: Against

Vote taken. Motion passed.

President: Discussion regarding greenbelts: Floated idea of using Ken Reed to improve and maintain greenbelt areas. Due to budgetary restrictions the maintenance performed would be spread out over time.

Stephanie: Noted that 2019 budget remains untouched.

President: Ken Reed has equipment already for the greenbelt project. Specifically mentioned lot 208. Northeast side of lot has considerable amount of brush on property. Owners were contacted and they are amenable to Ken Reed managing the area as it butts up with the greenbelt area. Stephanie, Mike M. and Phil all felt using Ken Reed is a good idea.

Roger: Large trees need removal.

Dave: Public Safety is paramount.

Mike M.: Prioritize and budget accordingly.

Phil: What is Ken Reed's hour rate?

President: Ken Reed is licensed and bonded.

Dave: How did we arrive at the current budget?

Stephanie: The current budget is based on older budgets.

Mike M.: Use the allocated funds.

Stephanie: President should consider walking the greenbelt areas.

President: Addressing Phil: Who else can teach/certify our employees in First Aid?

Phil: Red Cross, Fire Dept.

Phil: The county is starting a new program and would like it to be on the

May agenda. Schedule the fire chief to come and speak at the beginning of the meeting.

\$2,000 is in the emergency budget. Some of these funds should be used for team certification. Cert teams can raise their own money. Currently we only have one certified team for all of Sunland. Ideally we should have 8-10 teams. Teams should coordinate with each other.

Above discussion is tabled until May meeting.

President: Create event designed to improve neighborly communication. Build system where neighbors are more inclined to watch out for one another. Concern for elderly neighbors. Include/stress the importance of key exchanges. Build activities that center around trust.

Phil: Fire Chief will address "mapping your neighborhood" at the May meeting. Touched on importance to conduct wellness checks on our neighbors.

Joel Ogden: "Map your neighborhood" is run by Fire Department.

President: Looking to fill position for SLOA Office Manager and Board positions.

Of note: Both the Gathering Place and Cabana have been rekeyed and/or had all the keys checked to make sure they work and the revised schedules for both places can be found in the office.

Phil: How do we get word out regarding keys for the Gathering Place and the Cabana?

President: Everyone is being notified. The system we have in place for checking out the keys is that the home owner can pick up the keys on the day of the event or the preceding business day if event falls on a weekend or holiday. Keys must be returned to the office the day following the event. We are putting a lock on the lock box to secure it for keys that are dropped off.

Who is willing to take over Bob's duties?

Dave agrees to take over Bob's duties.

Mike M. seconds Dave taking over Bob's duties.

TREASURY

Stephanie: We are in the black. We are in process of rekeying the building. IT security work is being handled by Ken.

We are going through every document, vendor and division to ensure compliance.

We will post the need for volunteers in the newsletter.

TREASURY cont.

Stephanie: Where we are with the budget. We are getting the pool ready to open on Father's Day.

Please note: All financial transactions must be handled in writing for compliance. We have communicated with vendors to ensure compliance.

Sub-contractors are renewed annually.

Taxes have been paid.

Want to stress that home owners can contact Stephanie at any time. If we are unable to assist you, we will connect you with the right person.

Dave: Do we have a specific time when vendors can present new bids?

Stephanie replied: I believe in loyalty; however, we are always open to new bids and suggestions.

## ARCHITECTURE

Mike Mullikin: Architecture approvals have approximately one week turn around with two weeks for new completions.

Mike M. Motion to declare "open season" on white firs. State specifically in newsletter that no approval for white fir removal is needed.

Roger seconds the motion.

President: Move to vote on motion. All in favor: Ayes have it. Motion approved.

Mike M. Will put pictures in newsletter per Greg's recommendation.

Susan: Please note that the above ruling applies only to White Firs. All others will be fined.

## RENTALS

Mike R.: Currently looking for additional space as the RV lot is extremely crowded.

President: Noted that the bylaws state each homeowner is given up to two spaces only. Currently some homeowners have more than two spaces assigned to them and they are storing multiple (more than two) vehicles in the RV lot.

Mike R.: Solution is to bring owners into compliance with the number of spaces allowed in the CC&R's.

President: We need to also look up, note and enforce what types of vehicles are allowed to be stored in the lot.

Dave: Noted that the RV lot is assigned on a first come first served basis.

Joe Rees: Full compliance with licensing and up to date. Can we allow for multiple vehicles in a single space?

Mike R. replied: Currently the CC&R's do not allow for multiple vehicles in a single space.

Susan; Deed says the space cannot be improved.

Lori: How many spaces are allowed?

Mike R. replied: We are 225 spaces +/- . We currently have spaces available for under 15'. But we are out or extremely tight on the 30+ spaces. Snowbirds are starting to return and their previously reserved spaces are also filling up.

Stephanie: Noted there is currently a waiting list for the RV lot.

Mike R.: Approximately 2 dozen individuals are on the waiting list.

President: Noted trend seems to be most people are buying increasingly larger RV's. Also of note: The RV lot cannot be expanded.

Susan: Does Sequim community have additional storage options for RV's?

Mike R. Who manages trees?

Susan: Lot 207 is maintained by SLOA. We currently have two bids on south side for \$1,800-\$3,000. Trees were put in as a privacy shield before Division 17 was developed.

Mike R.: Believes SLOA should be responsible for paying for the trees.

Stephanie: Electricity rates are going up. This will include the RV lot.

President: Regarding RV lot-it may be possible to lease additional property from the water district to create more spaces for RV storage.

Susan: Community activities: 18 people showed up for SLOA volunteer cleanup day.

President: It may be possible for cleanup days to rent or borrow a landscape trailer.

Phil: How many people say the incorrect memo regarding county work to be done on Medsker? The county has confirmed that Medsker will not be turned into a one-way street. There are currently zero plans to convert Medsker into a one-way street.

President noted that he spoke with Ken Ossian when he was looking for the answers to Medsker.

## LANDSCAPING

Mike Mullikin: There are at least 10 addresses with at risk White Fir trees.

Roger: Most homes are in good conditions. Noted that snow birds are returning and they need to clean up their properties. Letters have been sent out.

Mike Mullikin: Owners at 105 Discovery Bay Rd. have been contacted regarding lots 107 and 110 Discovery Bay Rd.

President: A complaint has been filed regarding the owner who is allowing his dog to use the vacant lot next door without cleaning up after his animal.

President: Bob is in the hospital and no longer able to perform his duties for the SLOA board of directors.

President: A cougar was spotted this morning on Williams Place. An email was sent out via Let's Communicate. The newsletter will contain an update and warning. The county was also notified and their response was "Live and let live".

Greg: Regarding newsletter: Comments? We have a Saturday deadline. Information regarding available space needs to be in by Saturday.

Greg: When I send in emails to SLOA who gets them?

President replied: I do.

Greg: Are we still mailing hard copies of the newsletters?

President responded: A few copies should be printed out.

Dave: We are no longer mailing out hard copies; however, printed versions are available in the SLOA office. Otherwise, all copies of the newsletter are sent electronically.

Mike Mullikin: Motion to adjourn meeting?

Stephanie: Second the motion.

President: Meeting adjourned.

Minutes drafted by Theresa Pick, Office Administrator