

Sunland Board of Directors Meeting Minutes  
June 18<sup>th</sup> 10:30 a.m.  
Gathering Place

Board of Directors in attendance:

Mike Mullikin, Dave Walp, Ken Larson, Stephanie Burnett, Mike Gawley, Phil Merlin

- Lloyd: CC & R's apply to property? 1971 CC & R's basis for all future rules and regulations. No amendments are in place bc of lack of 100% approval. Read definitions. 1994 deed document for his property at time of his purchase. Raised concerns regarding contractual obligations.
- Response from President Ken Larson: Attorney has reviewed our CC & R's. Developers had the authority to apply changes. Changes were made in 1971.
- Lloyd response: RC 60-64
- Ken Response: Supreme Court 2014 overruled. Resolution: Ken will review RCW 60-64 vs. Supreme Court Ruling. By-laws can be more easily changed.

Ken Larson, President:

- Ken: Motion to approve April Minutes. Mike M. and Mike G. 2<sup>nd</sup>. April minutes approved.
- Ken: Motion to approve May Minutes. Dave W. and Phil M. 2<sup>nd</sup>. May minutes approved.
- Ken: Welcome Lisa and Theresa
- Ken: Put into budget for a FT employee from now moving forward.
- Reviewed Division 17 meeting between subdivision and ourselves.
- Need more frequent communication with subdivisions

Dave Walp, Vice President:

- Sat in for president at May Board of Director's meeting
- Sending out Let's Communicate for committee volunteers
- Steering committee to identify activities that we would like to have happen.
- Picnic planning in action for 24 August.
- Golf course will be used for above venue.

Mike Mullikin, Architecture:

- 17 very active. Lots of requests. Good responses to letting White Pines go. Do not need written permission for White Pines.
- Northwestern lot is complete.

- Will be identifying at risk trees and prioritizing them. Will be speaking with home owners first regarding trees, then send out letters as necessary.

Mike Gawley, RV:

- RV lot is full
- The locks have been changed
- The septic tank needs to be inspected/pumped. Mike is working on ideas for next meeting

Phil Merlin, Security:

- County Roads meeting 6-17-19: 3 items discussed: 1. Close Evans, 2: Exploration of making Medsker one-way, 3. Round-about budget 550K allocated but emergency work on Woodcock and Sequim Dungeness drained the fund. Fully expect work on round-about to be done in 2-3 years.

Ken Larson, President:

- Landscaping lots 208 & 209 are two greenbelts in NE Sunland. They both have extreme overgrowth and are drying out, creating major fire hazard. We have one bid from American Tree and Brush and are expecting other bids. American Tree and Brush wanted to charge \$13,000 and that is simply not in the budget.
- Have spoken with many home owners regarding the need to clean up and maintain the parking strips.
- Vacant lot: Ken Reed and Ken Larson toured all undeveloped lots. Ken Reed will be cleaning the lots and will bill SLOA directly and the SLOA office will in turn bill the individual home owners for the cost plus 15% administrative fee.
- Unimproved lots need to be maintained.
- Excavator will be coming in to look at the back flow issue where water is flowing onto properties.
- There is a possibility of a dry well. Ken will report back with options.

Dave Walp, Vice President:

- Confirmed/updated database with the rental information. Will also contact rental companies

Ken Larson, President:

New Business:

- Budget forming
- 1: Hire a professional working group certified manager. 6 courses
- 2. Hire FT maintenance person to maintain greenbelts
- 3 Expand office hours

Dave Walp, Vice President:

- Regarding working group: what would new hires be doing?
- Run benefit analysis. Will have to take to membership after working group has formed in September
- Look at long term strategic planning for future

Mike Gawley, RV:

- Working group facts and figures. Define work group Will forward plan at the next meeting.

Ken Larson, President:

- Office 365-great for collaboration. Cost is about \$120.00 per year. Requests feedback. Wants to switch from Olypen to Office 365 for all office work.
- Upgrade QB subscription to QB Pro for 3 usues.
- Laptop-purchase a laptop for the office and give each division a log in id and password.

Motion to approve budget for Office 365, QB Pro and a laptop for the office.

Dave Walp, Vice President:

- Defer until next month until we confirm costs for Office 365, QB Pro and a laptop

Ken Larson, President:

- Will check on costs for Office 365, laptop and QB Pro and share at next meeting

- Need formal agreement with SGCC for non-member pool passes. Have requested contract/pool agreement to be updated

Phil Merlin, Security:

- Doesn't believe a formal agreement
- Worries about limiting options in the future

Dave Walp, Vice President:

- Compromise could be that a formal agreement that members can purchase a pool pass without additional cost

Phil Merlin, Security:

- Keep it as a courtesy, not a formal agreement. We are making money for the club.
- Wants membership to be required

Ken Larson, President:

- Suggest keeping agreement regarding pool passes in by-laws only

Phil Merlin, Security:

- Agreed

Dave Walp, Vice President:

- Suggested motion to approve Division
- Adapt clause

Ken Larson, President:

- Draft clause to add to Rule 13 that in order to have a pool pass the person must be a member of SGCC.

Doug Hale, Resident:

- Brought up financial strains of SGCC

Ken Larson, President:

Sunny Shores:

- There is no formal agreement between Sunny Shores and SLOA
- Concern over liability
- Do we need form/contract limiting liability for SLOA?

Phil Merlin, Security:

- Suggested setting additional issue with Sunny Shores liability policy like the rv lot

Ken Larson, President:

wa

- Create contact list of club contacts to compile and have in office and list on website

Phil Merlin, Security:

- When we create list of clubs and contacts and send it out as a communication, list the clubs but not the name of contact person. Have residents call office for contact information.

Ken Larson, President:

- Nomination of board of directors committee. List of board seats available
- Each resident wanting to run for the board needs to submit a brief description and bio of why they feel they should be elected
- 1971 CC & R's to 2019 Have lots of comparison and cross referencing. Will need to double check
- Parking lot: Be more accommodating to RV limits. Need to decide on verbiage of hours vs. days for rv being in front of property
- Ken will get Phil rv parking in driveway
- Can for sale sign be placed on rv in lot?

Mike Gawley, RV:

- Yes

Ken Larson, President:

- Spaces are first come, first served.

Mike Gawley, RV:

- Confirmed. Contact one week in advance of needing an RV space, otherwise you cannot be on the waiting list.

Ken Larson, President:

- For the RV key deposit, add penalty for lost or not returned keys

Mike Gawley, RV:

- Wants authority to move campers as needed. Spot vacant for over two months is free space that can be utilized. Wants authority to use those spaces on a temporary basis.
- Not locking the gate must come with consequences.
- Will organize for next meeting to add to by-laws.

Ken Larson, President:

- Antennas

Dave:

- Reviewed site of antenna with federal law v. architectural. Bears further scrutiny.

Nicole Clark, Resident:

- Regarding cats. 3-4 loose cats often on property. Cats fight. Don't respond to repellent. Wants pets treated equally. Wants all pets to be kept on property unless leashed. Nuisance is not an adequate definition.

Ken Larson, President:

- Could modify by-laws.

Mike G:

- OK with it. Motion to amend rule under revised code.

Phil M:

- Who and how would it be enforced?

Ken L:

- Patrick Irwin, SLOA attorney, has stated that DNA testing of animals is not enforceable.

Janice Wolfing, Resident:

- Has an outdoor cat and believes it needs a 100% vote?

Joe Rees, Resident:

- On accountability, Nicole, have you tried contacting the owners directly?

Greg Mandel, Resident:

- How would we enforce it?

Ken L:

- We need to control pets.

Nicole:

- Animals over 6 months must be chipped and licensed. It is a Clallam County Rule.

Ken L:

- Motion to change to include all pets

Stephanie Burnett, Treasurer:

- Opposed.

Phil Merlin:

- Abstained

Motion passed.

Ken L:

- Budget for Lisa to attend Quickbooks training
- Notary Licenses for Theresa and Lisa
- SFD
- Motion

Mike G:

- Notary for both, QB for Lisa

Stephanie B:

- Second

Motion approved.

Ken L:

- Wants to move Board of Directors meeting to after hours to open up potentially more volunteer.

Stephanie B:

- People are interested but the current hours don't work for them.



Next two meetings: 17 July and 21 August 6:30-8:00 pm  
Send out a Let's Communicate  
Theresa will draft with Dave W.

Fix signage and put out for meetings.

Ken L:

- Any further comments or business? (None)
- Meeting adjourned 12:30 pm.

Minutes prepared by Theresa Pick, Office Administrator