

August 26 BOD Meeting Transcribed

Meeting begins

- I know down at the fire department if somebody quits in the middle of the term and somebody needs to kind of fill in they go to the end of the term.
- There are 3 people to elect to the board at the annual meeting. These are the people running.
 - Bob Eichorn
 - Steve Loska
 - Mike Mullikin
 - Cynthia Carpine.
- Board member objects to having Stephanie Burnette return to the board as a member because she resigned because of medical reasons, now she wants back on the board, has her medical conditions sorted themselves out then? No.
- BOD Question: Why do we need a special meeting? Why couldn't all of this hold until the next regular meeting?
 - Ken: because the next regular meeting is the annual membership meeting and we need to tell members about any changes made to the rules and regulations and what not at the annual meeting.
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Meeting is opened as of now @ about 5:51

- Brief discussion of board members up for termination of service on the board.
- We have volunteers coming in to the office after work hours to help with stuffing envelopes in preparation for the ballot mailing.
- Theresa: All papers are ready for envelope stuffing unless documents need to be changed for the ballot. If so, keep in mind that printers in town are down or being used, so are the ones in PA.
- A letter will be sent out explaining why we need to revert to the 1971 CC&R's due to the supreme court decision.

Ken has a sheet of proposed changes to be made.

- Parking in RV lot we have:
 - No parking overnight on grievous permitted because they are county roads and we have to follow the wsdot regulations and codes etc. This rule states that as long as the vehicle is off or out of the traffic lane, they can park along the side of county roads.

- In section F there is one little thing. Instead of your responsibility make it the member's responsibility. This way your isn't just implied as referring to the member's.
- And then in the RV rental space Ken just crossed out part i and totally rewrote it. Renters that have vehicles that don't use outside electricity that are parked in electricity spots will be charged the yearly rates without electricity.
- The RV director can move any vehicles to a new spot if current spot is underutilized without notice.
- Any loose materials in RV lot will be removed without notice.
- Change to Sunland RV rental space agreement.
- For any keys not returned within 30 days after spot is vacated, there is a \$75 fee and forfeiture of the key.
- Removing stuff out of Storage Space. Within in 30 days key must be returned. "Items" is changed to vehicles.
- Paragraph 4: doing things without approval of office administrator changed to RV Chairman.
- Paragraph 5: remove item and it will be just vehicle.
- **Take this as a motion to the next meeting. Can't take action on private bod meeting.**

Like Ken says rent is at 115 \$ per year user. It is proposal o not change that agreement, but to change,

1. The application of this electrical fee shall have no effect on existing space rentals up to December 31st 2019. and
2. Beginning January 1st 2020 the Sunland storage space rental agreement shall be applied as written throughout the entire storage area.

All these changes will be effective by January 1st 2020

- Nuisance and Annoyances:
 - In the center of the paragraph where it talks about setting off fireworks and the use of bb guns we just add or the discharge of a firearm on any sunland development
 - Drones: HOA can not ban drones because they do not own the air space, the faa does.
 - #23 fences: just making a change from referral to 2017 CC&R's, now referral to 1971 CC&R's
 - #6 word was changed. Compliance during occupancy, not during of occupancy.
 - Sale of residents: each owner shall advise the escrow company agent will notify sloa of change in occupancy and name of owner and buyer and date of sale. This way either escrow company or owner will inform sloa office of changes.

- Garage sales are allowed on circumstances of moving in/ out, and in case of death of resident. Board wants to add that they can make exceptions.
- Maintenance of Lots:
 - Vacant or approved residents owners shall maintain their lots as platted in Article 4 well now it needs to be Article 2 section 7 of the Covenants.
That's just to get the reference right.

Ken wants to add in that:

- all owners shall abide by the sub associations Rules and Regulations governing landscaping.
- Owner will be financially responsible for damages extending from their property to the neighboring property

Further Changes being made:

- Signs: The By-Laws and rules and regulations are specific about signs. We can not put a restriction on the political signs people have set up. Add into CC&R's under political signs:
 - Political signs may be displayed on the owners property prior to the election and must be removed no more than the day after the election takes place. Only one subject per sign is allowed, however, multiple political signs are allowed.
 - Commercial vehicles with a sign can park overnight in Sunland if they are under 10,000 lbs.
 - Sub Associations are to be held responsible for the land they use, but it belongs to SLOA. It takes two sets of approval for something to be done, the sub division and SLOA, but it only takes one, SLOA to disapprove of something.
- Fines:
 - 18 and 19, there is a fine, #18 we can fine people if they violate the member's rights and obligations. Get rid of both 18 and 19 in the CC&R's. Place the document of Member's Rights and Obligations in By-Laws or Rules and Regulations, because they are spread throughout 1971 CC&R's and can't be added in there anymore.
 - Dues are for the maintenance and operation of the Association. Assessments are for the purchase of capital equipment, real estate etc. Take out the word dues and just use assessments. Dues are annual assessments.
 - Article 8 Section 1: The Association may put money in the reserves for the maintenance, repair, replacement of equipment, etc. The reserves are based on a reserve fund study.
 - Amend article 11 to require 100% approval to change the CC&R's rather than 66% or $\frac{2}{3}$.
 - Article 15: Remove the golf membership, Article 15 says if someone purchased a lot and then opts to join the golf club, the membership becomes attached to the land and runs with the land just like memberships to the Association. However, there is a waiver in the CC&R's of records know of all men blah blah blah, waives any and all present, and future rights to declare and enforce a lien against any for

real property in sunland division 1, 2, 4, 5, 6 and 7 for the non-payment of golf club dues.

- Harassment policy is a policy placed in the By-Laws

All changes made are what have already been approved, and will be presented to the general Membership at the annual Membership Meeting September 18, 2019.

Motion to adjourn the August 26 Board of Directors Meeting.

All members present.