

# Sunland Board of Director's Meeting

January 20, 2020

In Attendance: Fred Smith, Dave Walp, Cyndi Carpine, Mike Mullikin, Phil Merlin, Tom Merrill, Bob Eichhorn, Ron Rice, Mike Gawley

Meeting opened at 3:00 PM  
Fred Smith opens the meeting

Funds:

- The association has collected all dues from last year, we have \$2,700.40 left over from last year. What happens with this money will set a precedent for future years where there is money left over. Phil asks that some of the money be transferred to his committee for the CERT Container.

Phil makes motion to transfer last years left over money into the operating account to be distributed throughout the year as needed.

Second by Cynthia, all approved.

Ron motions to establish a policy for the board to address any other excess funds or short faults in the future January meetings so we don't have problems going forward.

Phil seconds motion.

Motion is postponed until a future meeting where policy can be brought forward in written form next month.

Motion to approve previous minutes from December BOD Meeting.

Second by Cynthia, all approved.

Website:

- Theresa will send a message to the webmaster and have them get the website updated with current information.

Committee Reports:

Landscape:

- 143 Emerald:  
Mr. Spencer has had a letter of violation and non-compliance issued last January. He has not done any work and was to be fined for his non-compliance. Spencer now has a contract to get the necessary work on his property done. Spencer has until

February 1st to comply or SLOA will do the work and fine him further for it. Due to his property being a problem for many years SLOA will move forward with it's previously decided fine.

**Motion to move forward as previously decided with a fine of \$150.00 with insurance that the work will be done by February 1st.**

Second by Phil. All approved.

- Cedar Fence on Taylor:  
CA Homes wants to put up a new cedar fence on a different property. Mike and Chris came to an agreement to stain the cedar a particular color to help blend in to the surroundings better. Mike wants to write up a potential new policy that will allow for the architectural committee to create guidelines for the design and appearance of all fences pending the approval of the fence by the architectural committee.

Green Belts:

- Last month we took down 7 precarious trees just in time for the wind not to blow them over and cause damage. The green belts are filled with debris but I have people working on cleaning it out.
- CA Homes was fined for taking out more trees than they said they would and for building a fence without approval. The white Cedar fence on Taylor is being taken care of by planting new plants in front of it to help the appearance. The money from the totaled \$1,000.00 fine will be used to correct the violations.
- It was requested to specifically note that CA Homes was fined \$1,000.00 for their violations and this money will be used to repair the violations up to SLOA standards.

**Motion to proceed with landscaping the fence on Taylor Blvd at 199 Sunset Blvd using the fine money from CA Homes under the project management of the greenbelt committee.**

Second and approved by all members present.

- CERT Container:  
The CERT container needs a compressed base and level grounds to be built on, bids do not include construction. The location of the CERT container is tabled again until Allen comes back. It is suggested to go with Boons Excavating because they came out and used their tools to define how much work will be needed and the cost of current planned location for the container and bocci ball court.
- Bocci Ball Court:  
Boons Excavating is suggested for this project because they have experience with making bocci ball courts. Cynthia will gather all information we need from the cost of

the foundation to construction and the future maintenance costs, and how long the court is expected to last.

RV:

- Ken, Ron and Mike will get together and determine which RV slots will be charged for electricity amenities, and which ones will not. Mike originally suggested raising homeowner dues a little bit to be able to make the RV lots an amenity like the pool so it would be free to people using the slots. This idea was rescinded because the original CC&R's declared that the pool and the courts are amenities paid for by the members of the association while the RV lot would be self-sustained.

Old Business:

- Deer Committee:  
Officers have been elected, communication between the association and this committee will be worked on. All that is currently known is that they are moving forward and collecting all the data they need.
- Rats:  
There has been no new information. We have informed Haven Trapping that their website doesn't work yet. If you have raccoons or rats running around your yard let us know so we can get Haven Trapping to set up some traps there.

New Business:

- Recent Security Charges:  
The security prices are going up due to inflation, gas prices, and the increase in minimum wage. The increase is \$100.00 per month.

**Phil motions to authorize the office to ok the new rates on security service.**

Second and approved by all members present.

- 158 Leslie Ln. is a rental property that is causing some problems right now. The board will contact the property owner as they have had success in speaking with them as opposed to the renter.

**Motion to adjourn.**

Second and approved by all members present.

Fred Smith Meeting Adjourned 4:28 PM