

SUNLAND BOARD MEETING MINUTES

June 2020

Comments:

- A resident believes the fence on Taylor should be discussed further because it has become an eyesore and they don't want it to be there anymore.
- Another resident commented about the deer tearing down the net on their patio and pooping in their yard.
- Another resident brings up the discussion for the pool opening, adding various ideas to maintain safety of the patrons and attendants.

Motion to approve May BOD meeting minutes.

Second, approved by all members present.

A memo will be sent out asking for volunteers for election to the board.

Motion to approve the reports as they are written.

Second Cyndi, approved by all members present.

Board Reports:

Treasurer:

- Ken Larson expresses appreciation for extra funding in the landscaping due to neglect of adequate funding in past years.
- An expenditure from the greenbelts was taken from the landscape budget due to being over budget in greenbelts. This may be changed to come from the 2021 budget for greenbelts to pay back landscaping. Overall SLOA is still operating within the yearly budget.

Architecture:

- 188 Hurricane Ridge put a roof on without any submission. Mike called them to remind them they needed to put in a submission. The residents started to yell, then hung up abruptly.

Motion to fine 188 Hurricane Ridge \$100.00 for not following the rule on approval for re-roofing.

Second, 1 opposed.

- Ken Larson suggests Mike write up a new rule to be passed regarding just replacing shingles on a roof because it isn't such a big deal that should require SLOA approval.
- Ken Larson brings up the residents who commented about the deer in their yard. He states that nets are only allowed upon approval around individual plants, not around objects like the perimeter of their patio.
- There is a major neighbor feud rising on San Juan Drive. One neighbor has a four foot chain link fence and he repeatedly put extensions and enforcements on the netting and fence. The neighbor has not appreciated but tolerated the additions until the latest pvc pipe. They are now trying to point out all the problems each others yards have in an attempt to force the other to comply.

Landscape:

- The first of the violation letters has already gone out and will continue to do so.
- The board will look into running the violation letters procedure through Patrick for legal advice to keep residents informed about their rights regarding the letter(s) they may receive.
- There is a situation on 143 Emerald Dr. that is being taken care of now.
- A property off of Taylor and Sunset Pl. needs to be contacted regarding their lack of landscaping.

Recreation:

- PickleBall and Tennis Courts are reopened.
- There is a leak at the main water source at the courts. Cyndi has contacted the water district, they have not fixed it yet, but they will.
- Trash has been picked up by volunteers at the courts, a more permanent solution needs to be put in place to pick up the trash.
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Motion to have waste management pick up the trash at the pickle ball and tennis courts every other week.

Second,

Motion dropped and Cyndi is allowed to budget for the trash pick up.

- The pool can not be opened until phase three, currently scheduled for June 22nd, and the pool will need to open a week after phase three, regardless of when it happens. The current estimated opening date is July 1st. The pool will likely be residents only for the time being, meaning grandparents can't bring their grandkids if they don't live with them. Cheryl and Cyndi have come up with a strict and thorough plan to keep everyone safe. If more than 5 violations are made during the time the pool is open, the pool will be closed for the entire rest of the season.

Green Belts:

- Several green belts need to be cleaned up, it will be put in the upcoming budget.
- 3 green belts have serious issues with standing water. one near lot 208, another at lot 209, and one behind Leslie Ln.
- There are several requests to take down trees. Several have been identified to be removed this year, others next year.
- In the back of the green space on Sunset is a chain link shed that needs to be removed and hauled away and have the green space cleaned up.

Roads and Safety:

- Business will be discussed in New Business.
- At Leslie and Sunset there is a camper that has been there for three years that needs to be removed.

RV's:

- Some vacancies have come up.
- The fence between the old and new section is still falling down. Contractors have been contacted to repair it.
- Thomas is still living there, he is still visible and greets everyone who enters. If he sees anything questionable he will contact Mike. He is the contact point for HUD when they fix lights, etc.
- Many notices were sent out regarding expired tabs. Some have fixed the issue while others haven't, they will be issued another notice before further action will be taken.
- People are leaving things on the ground that they aren't supposed to. Mike may go through the lot and pick up everything to throw away should this problem persist.
- A board member suggests looking at installing an electric gate with excess money in the RV budget.

Old Business:

CERT Container:

- The application is completed. Ongoing conversation between Bob and the county are discussing the need for SLOA's CERT container to be strapped down, but not others and questions why.
- There is an irrigation system on Foursome Dr. that has been watering the hillside for years. The water is turned off and the line will be separated from Division 16.

Reimbursement for Foursome Lot Clean Up:

- The reimbursement is for about \$6,000.00. Some board members want to reimburse because it is our area to be responsible for, while others don't want to reimburse because we did not approve cleaning up in the first place.

Deer Committee:

- The Deer Committee presented their information from the April survey just before the board meeting began. Sunland has shown to be about double the nominal range that is set at about 24 deer per square mile. Sunland has 53.75 per square mile. The committee wants to do another survey in fall to get a trend profile and compare the two counts.

New Business:

- Ken Rafford has volunteered to join the board.

Motion to accept Ken Rafford to the board.

Second, approved by all members present.

Missing Coverage from Insurance:

- Currently SLOA is missing some coverage in our insurance policies like in the case of a fire, or the destruction of the office building. Phil asks the other members what the plan of action would be in case of such an event. The board comes to an agreement to discover what our policy is, and how much it would cover regarding renting an office building.

Tennis Court Irrigation Repair:

- Cyndi and Bob will look at where the hoses will go. The leak appears to be caused by when a resident put a fence in.
- Bob expresses interest in handling all problems regarding sprinkler systems and irrigation as a part of his green belt duties to update the systems and make repairs.

Budget Prep:

- Ron thanks those that have turned in their budgets so far. For reports he didn't have he used the 2020 budget just to have an idea of a number to use for his presentation. Ron has had trouble contacting banks to get an idea of interest rates, so has decreased interest rates by 25% to understand what is likely to happen to the budget.

Motion to adjourn Board of Directors Meeting at 5:35 pm.

Second, approved by all members present.