

SUNLAND BOARD OF DIRECTORS MEETING
JULY 20, 2020

In Attendance: David Walp, Ron Rice, Cyndi Carpine, John Hammond, Mike Mullikin, Mike Gawley, Ken Bradford, Phil Merlin, Ken Larson

Motion to approve June BOD meeting minutes.

Motion made by Ron Rice, second motion by Phil Merlin. Approved by all members present.

Committee Reports:

President: Dave Walp

- President suggests a date for the annual meeting be set coincident with the September Board meeting to hold them as contiguous meetings. Annual meeting will be held September 21st.
- Ballots need to be in by the 18th.
- The draft budget should be able to be put out by the end of this meeting if it is approved by the board.
- No new people have expressed interest in running for the board which leaves John Hammond and Ken Bradford.
- Mike Gawley's seat is opening as well so we need to ask if he is willing to spend an extra term in it or not.

Treasurer: Ron Rice

- June quarterly report was handed in and no questions or concerns were raised.
- There is currently \$291,318.00 in combined all accounts.
- Expenses are about half of what we should be running.
- 8-9 people have still not payed their annual dues.
- The pool is under expenses due to not being opened because of Covid-19.

Architecture: Mike Mullikin

- Still receiving dozens of architecture requests and managing to keep up with them well enough.
- 2 places from Sunland North are not returning calls so we are working on it.
- There was a formal complaint on CA homes about no enclosure on the propane tank on Williams PI, but this has been resolved already.
- Modular homes will be deferred to New Business.

- Landscape
- The board may start sending postcards to residents doing a good job of keeping their yards looking nice.
- There have been a lot of violation letters sent out, but most of the time the problems are solved within just the one letter.
- 143 Emerald Dr. is being minimally maintained for the moment.
- There are a few problem lots that are difficult to contact so the board is working on it.
- 100 Sunland Dr. has come as a problem and will be dealt with appropriately.

Recreation: Cyndi Carpine

- The pool will not be open this month.

Green Belts: Bob Eichhorn is absent today, but did send in his report.

- A lot of trees have been removed that needed to be.
- Water is being pumped out of lot 208, and he wants to put new drains in here when it dries up enough.
- The South end of the SLOA parking lot has to be cleaned; Div. 16 president has complained about it. This lot is owned by Foursome which is both SLOA and Windermere, so expenses used to clean it needs to come from the Foursome accounts.
- The Cert container has been completed except the county inspection.
- The container is going to be owned under SLOA name, CERT teams can use it and will be responsible for upkeep.

Roads and Safety: Phil Merlin

- Only one real issue. Speeding is still a problem on Sunland roads.
- There is a barking dog that is being handled, the owner is really cooperative with the office.
- Phil will get in touch with the county about a ditch that needs some serious maintenance due to being a large hole with corrugated drains and sharp edges.

RV Lot: Mike Gawley

- Vacancies are very quickly filled up, just got two small ones opened up and the wait list will be reviewed to see who will get them.
- There is a long waitlist, the longer the RV the longer the wait.
- The fence has just been repaired. Lisa will be taking care of the payment soon.

Old Business:

- Foursome Lot Reimbursement:
 - The board of directors of Foursome consist of SLOA president, the office manager of SLOA, and the president of the golf course. The clean up was not cleared by the board of Foursome.
 - The Foursome board has not officially requested reimbursement.
 - Fred is the one requesting the reimbursement, and he did so as he was still president of SLOA.

Motion to not reimburse Foursome for the lot clean-up they did under the impression the lot was owned by Foursome of \$6,050.00. Should a formal request by Foursome be made the SLOA board of directors will revisit this discussion and hear out Foursome board for the reimbursement.

Motion made by John Hammond, second Phil Merlin, David Walp and Mike Mullikin recuse, rest of members present approve. Motion passes.

- 2020 Budget:
 - Insurances and taxes are causing the budget to not be able to be finalized at this moment.
 - Insurance could be inflated by 5% from last year to give the board an idea of what the finances will be in the upcoming budget.
 - The budget does not have to be approved at this moment, there is still plenty for time to get the final required information to add to the budget. It has until just before the annual meeting to be finalized, but a draft will need to be sent out within 45 days before.
 - Current dues are \$281.00, and may increase by 10% because of the taxes and insurance portions of the budget.

New Business:

- Modular Homes:
 - A potential resident from California wants to live here but wants a modular home instead of the built in place.
 - These homes last longer than built in place homes.
 - The cost is lower.
 - As long as there are standards made in a policy of some form this could be a very easy thing to approve and do.
- Sunland Golf and Country Club Membership:
 - A few members of SLOA do not wish to be a part of the Golf club, so they wanted to make a separate membership of the Friends of Sunland Membership where members pay a set amount a year to help sustain the golf club. This will in effect be treated like a donation membership to the golf club.

Motion to adjourn July 20, 2020 BOD meeting.

Motion made by Mike Mullikin, second by Mike Gawley, approved by all members present.

Meeting Adjourned