

SUNLAND ANNUAL MEMBERS MEETING

September 21, 2020

Location: Virtual Meeting on Zoom Platform

Board of Directors Members Present:

David Walp President, Ken Bradford, Cyndi Carpine, Bob Eichhorn, Mike Gawley, John Hammond, Mike Mullikin, Ron Rice

Absent:

Phil Merlin

Consultant to the Board:

Ken Larson

3:00 PM Meeting opened by David Walp

Motion to approve August BOD meeting minutes.

Motion made by Bob Eichhorn and second by Mike Mullikin

Motion approved.

Committee Reports:

President's Report:

- Green belt clean up and reclamation is going well over the past year.
- Problematic trees have been removed as needed.
- The office staff are preparing binders that reflect the duties of all board positions as well as office staff procedures to hand out to all board members and have on file.
- The CERT Container has been turned over to our local CERT Team.
- The professional services budget seems to have doubled. The cause is that there were some services and items that were found in different budget lines for the 2020 budget that needed to be placed where they actually fit in the professional services budget.
- Taxes and insurance are less than it was for the 2019 budget, the 2021 is based off of actual data from 2020 with a set increase for estimated inflation prices.
- There is no Vice President report because the vice president is acting president.

Treasury Report:

- There are 5 owners still with unpaid HOA Dues.
- There are 5 RV Rental spaces with unpaid fees.
- August 1st SLOA billed \$875.00 in late fees.

- There is a discrepancy between documents on how many lots are in Sunland, the board hopes to have this issue resolved by the end of September.
- The RV lot budget income and expenses are now pulled out of the general funds for SLOA so everyone can see that SLOA homeowners' dues are not supporting the RV Lot. The RV Lot is self-sustained by the RV Lot space renters.

Architecture Report:

- White Firs do not need approval and may be removed without consequences.
- It is now required that if you want a 6 ft privacy fence you need to have a 14-inch decorative top of the fence.
- Hog wire fences are preferred over other styles in spite of not having as much privacy.
- The 14-inch decorative top must be included in the 6 foot fence height limits.
- CA Homes has built 5 new homes in Sunland. All of these homes are finished. CA Homes has 2 new houses under construction at this time.
- Mike Mullikin asks for volunteers to join and help his committee; he is willing to train anyone with no prior experience but he needs help.
- Modular homes are approved by the board.

Green Belts:

- We have 30 acres of greenbelts within Sunland. These greenbelts are for the use and enjoyment of our residents for walking, picnics, etc.
- These spaces have been kept up as well as can be with the contractors available to do the work required to maintain each space.
- It is expected that the Green Belts committee will come in at budget or over budget this year due to unexpected expenses dealing with hazardous tree removal, repairs on sprinklers and major leaking that drained water right into the green belt.
- Haven Trapping has also been added to the Green Belt budget for 2021 and expenses are expected to be about \$3,600 for the year.
- Raccoons in green belts cannot be trapped because they are living in their natural habitat. They also will not be removed if they are running across your yard. They can be removed if they live on your property or are becoming a nuisance by living under your deck or eating the siding of your house.
- Some residents have taken it upon themselves to do volunteer clean up work in the greenspaces. We appreciate their efforts. The office needs to be notified in advance for liability purposes as well as clean up and debris removal.

Landscaping:

- We do not have a landscape committee chairman, so the acting president and office staff have been fulfilling the needs and requirements for this position.

- 46 landscape violation letters have been sent out with the return receipt required.
- There is a budget line in the landscaping budget that is there solely to be able to pay our contractors to do work on properties where the owner has not done the work required to standard. SLOA then bills the owner for the work done, but sometimes it takes a while to get the payment from the owner.

Recreation:

- The pool was closed the whole season so the pool budget has a lot of extra money compared to the usual amount at this time of year.
- The 2021 pool budget was determined from the 2020 budget with an increase for inflation.
- The contract with Mannor Enterprise is 4 months because Tim Mannor has a month of pool prep prior to opening.
- The pickle ball and tennis courts are being used while following the COVID-19 regulations.
- Bocci ball courts are still on the plans to obtain, but we will wait for another year because of the COVID virus.

Roads and Security:

- There have been increases in late night door bell ringing, minor theft, and a broken window in the golf club.
- Speeding is still a major issue.
- Please call the Sheriff Department with any suspicious behavior. Sheriffs have stated they would rather follow a hundred false leads than piece together what happened after the crime.

Rentals:

- There are 90 rental units in Sunland
- Renters and Owners of rentals are asked to update their contact information at the office for proper correspondences.

Nominating Committee:

- SLOA board asks for volunteers to join this committee to identify potential candidates for seats on the board that are vacant or soon to be vacant.
- There are 3 seats that expire today.

RV Lot:

- A fence that was falling down has been repaired.

- Potholes have been filled in. There is some extra gravel in the south west corner left over if additional potholes are found.
- There is a new fee structure approved by the board. The new fee structure has been simplified to be based solely on location of electrical hookups.
- If there is electricity the rent is \$165.00, if there is no electricity rent is \$55.00.
- **If your RV is in a spot with electricity but you don't use it you will still be paying the electricity rates. You may put in a request to move your RV to a space without an electrical hookup.**
- There was an influx of sudden vacancies, but the spaces are rapidly being filled up. There are about 40 names on the wait list.
- Mike Gawley's position is expiring, and a new person will need to fill in.

Office Manager:

- The office is working on the 2021 resident directory being posted on the website under a password so it is only available to residents.
- The office is working on updating the number of lots in Sunland and confirming it on our documents and with the county.
- This year was fun with the graduating seniors from the high school living in Sunland. We brought a gift and balloons to leave on their doorstep the morning of what would have been their graduation ceremony.
- We have restarted the bulletin which has gained positive feedback from residents. Lisa has poured her heart into this project.
- The sales and constructions of homes have not slowed down this year.
- As of August 31 there were 49 escrow closings.
- We hope to start taking reservations for the gathering place in November 2020.
- We thank two of our frequent volunteers. Sierra Pick and McKenzie Pick have volunteered countless hours of work in the office helping us to keep up with our residents.

Election of Directors

- We had 896 eligible home owners for voting according to the requirements of our governing documents. Of these owner's we had 374 ballots returned. We have a quorum of attendees.
- John Hammond has been elected to serve a 3 year term.
- Ken Bradford has been elected to serve a 3 year term.
- The budget has been accepted by the homeowners.
- Thank you to the volunteers who counted the ballots for the election.
- Thank you to the reserve nominees for the election, you will not be needed to join.

Old Business

Deer Committee:

- The Deer Committee was formed in response to address our growing deer population. We are responsible for finding out what our residents want to have done regarding the deer, and work with the county to fix the problems our residents face.
- October 5-8 of this year the deer committee will conduct another deer population survey. This will determine what the county and Sunland can do to control the population of deer and balance the conflict between residents who want to see the deer, and bring as much peace to residents who have problems with deer.
- Our deer population is significantly higher at 54 deer per square mile vs. the average of 11 per square mile,

RV Lot:

- Contracts and the fees and fines schedule need to be updated.

Motion to accept the new fee schedule as stated by Mike Gawley.

Motion made by Bob Eichhorn. After discussion the motion was dropped until next month. NO MOTION.

New Business

Security:

- Short term security patrols have been requested for a short amount of time because of the rise in minor crimes. This would be \$1,500.00 per month additional cost. This will not be pursued at this time, but will be discussed again next month.

New Board Meeting:

- A private meeting needs to be scheduled for the new board to delegate officers and committees.
- Board organization meeting set for Monday September 28th at 3:00pm

Meeting opened up for Questions and Answers

Green belt:

- Resident has asked what is done with the lumber once trees are removed. Resident would like to know if loggers are willing to sell wood chips.

- White Fir lumber is taken and chipped up and goes to a mulch place. It would be an additional expense for us to have them leave it. Bob will look at it.

Motion to adjourn September Annual Membership Meeting.

Motion made by Ron Rice, second Cynthia Carpine.

Annual Membership Meeting Adjourned by David Walp