

SUNLAND BOARD OF DIRECTOR'S MEETING
November 16, 2020

Board members Present:

Bob Eifchorn, Ken Bradford, Mike Mullikin, Dave Walp, Ron Rice, Cyndi Carpine, John Hammond, Mike Gawley

Motion to approve November 2020 BOD meeting minutes.

Motion made by Phil Merlin , Second by Mike Mullikin, Approved by all members present.

Committee Reports:

President's Report:

- 1 of 3 people with unpaid dues has paid. Still resolving the other 2.
- Ken has been working on the by-laws. This will be reviewed later in the meeting.
- SLOA is waiting for Windermere to discuss what is happening to the property next door.

Vice President:

- Ken is working on being a signatory for the bank account at First Federal.
- No new tenants for rentals, The current count is 88 homes that are rented out.

Treasurer Report:

- In general we are estimated to come in under budget by \$20,000.00. Two budgets are overrun, but most categories are coming in under budget.

Architecture Report:

- On average there are about 15-20 projects a month. Everything is still going steadily.
- A water leak problem in the North East corner is being dealt with appropriately.
- A property on Sunland Dr has three abandoned cars. Phil will see what he can do.

Landscape:

- 3 situations have escalated. SLOA awaits responses from these homes.

Recreation:

- No report.

Green Belts:

- 1 tree has been removed.
- Tim has kept up well with mowing the lots.
- South side of Foursome lot may be replanted and it's irrigation come from Div. 16. Our other option is gravel or bark to avoid expenses of plants and irrigation. This will be about \$900.00.
- Lot 208 has running and pooling water. It is being investigated to find where the water is coming from.

- Lot 207 has been contracted to be mowed by an outside source.

Road and Safety:

- The break in and doorbells suspect is being watched until a test result comes back.
- There has been a rush of minor problems but the office is working with the sheriffs dept to keep Sunland safe.

RV:

- Lot is at about 99% capacity with 2-3 vacancies.
- The fee structure seems to not have much push back on it.
- Proposed rent agreement changes and changes to the rules and regulations to be looked over by the board. A sub-committee will be set up to review the discrepancies within this proposal.
- To bring down annual costs the RV committee will look at changing the lighting in the lot.
- RV committee is working with home owner's who are renting more than one spot.

Old Business:

- Letters with fines have been voted on in last month's executive meeting and need to be validated by the board since they have been sent out.

Motion to approve actions taken in the Executive session last month.

Motion made by John Hammond, Second by Bob Eichorn, Approved by all members present.

New Business:

- There are proposed changes in By-Law's Article VII regarding the temporary employment of office staff in the event that a permanent member of staff is unable to work due to illness, hospitalization etc. The changes regard the ability to hire temporary staff.

Motion to accept the changes proposed to the By-Law's.

Motion made by Ken Bradford, Second by Phil Merli, Approved by all members present.

Motion to adjourn November 16 BOD meeting at 4:36 pm.

Motion made by Mike Mullikin, Second by John Hammond, Approved by all members present.