

SUNLAND BOARD OF DIRECTOR'S MEETING
15 March 2021

Board Members Present:

Dave Walp, Ken Bradford, Joe Rees, Mike Mullikin, Phil Merlin, John Hammond, Michael Phillips, Cyndi Carpine, Ken Larson

Board Members Absent:

Bob Eichhorn

Motion to approve February BOD meeting minutes.

Approved by all members present.

Committee Reports:

President's Report:

- Committee continues to work on implementing Website changes as approved last month
- The BOD is awaiting the final report on the 2020 Deer surveys and the accompanying recommendations.
- Revisited the Holiday and Time Off policy with office staff as requested during the February BOD meeting. Staff has no objections to the policy as written. The current plan is to implement the changes effective December 2021.
- An owner in Division 17 Sunland North raised a concern regarding the state of the hillside above the driving range. The information was forwarded to Donna Carson at the Sunland Golf and Country Club.

Vice President:

- Brian is ready to go into the next phase of the website creation.

Treasurer Report:

- We have collected about 96% of our revenue so far.
- 75 dues have yet to be collected.
- We have spent about 9% of our budget this year.

Architecture Report:

- A new house is going up on Discovery Bay. It hasn't been approved quite yet.
- 125 Sunland seems to be serious about getting rid of his car and cooperating with SLOA.
- The general rule about overhanging branches is that if a branch from your neighbor hangs over into your yard, you can cut it off. This researched and is allowed under state law (RCW).
- There were some Alders cut down by the driving range. The trunks are going to be cut up into smaller pieces once the weather dries up.

Landscape:

- There is one complaint to be brought up in Executive Session.

Recreation:

- The graveling of the pickleball and tennis court is estimated to cost \$1,300.00-1,400.00 for without the driveway, with the driveway will be closer to \$2,00.00.
- Some residents want to look into putting in a half-court basketball court in the same area, and a playground. This will be discussed in new business.
- The pool is expected to open this season.
- Tim would like a small shed to keep the pool chemicals in because he has stocked up on them and needs a place to keep them. He would also like to rent a bigger trash bin for one month due to higher amounts of trash at the time.
- Small repairs that won't be expensive are scheduled to make minor repairs on the tile and sides of the pool.

Green Belts:

- The drainage problem on the 11th court will be handled by Bob.

Road and Safety:

- There is a delay on building the roundabout due to a delay in getting materials. The county has approved money for the project.
- One resident has not paid their water bill, so the water company has placed a lien on the property. This resident also has back dues with SLOA, it is suggested SLOA places a lien as well.

Motion to place a lien on the offending property ~~Problem~~ will be discussed in Executive Session.

RV:

- A resident let their dog loose in the rv lot and someone felt threatened. There is a SLOA leash law that needs to be followed, a let's communicate will be sent out.

Deer Committee:

- A majority of residents reflect positively on the presence of deer in our area but are feeling negatively towards deer in the community with the host of damages and problems they come with.
- Residents are growing more concerned about the population of deer in the community and support the Deer Committee working with WDFW to address deer population concerns and management.
- The committee will work on drafting a management plan for the Sunland deer population in April/May.

Old Business:

- Extension of McKenzie's employment: This position will be extended through April until Theresa is allowed to come back to work.

Motion to extend McKenzie's employment until April.

Motion made by Phil Merlin, seconded, approved by all members present.

New Business:

- Joanne Yerkes would like to see a safe children's playground area due to an influx of younger families moving in the area. Cyndi will look at the possibilities.
- Residents show an interest in having a basketball court by the tennis and bocci ball courts. Cyndi will investigate the costs and locations.
- A resident has requested to work with the county to have a hazard waste day where the people can come to dispose of their hazard materials like chemicals and paint in a safe manner.
- We are on the edge of entering phase 3. The gathering place would be limited to only 50 people at a time. The discussion is whether we open or not, and what safety measures will be taken including cleaning and equipment.

Motion to use contingency funds to replace the gravel in the parking area and driveway of the tennis courts not to exceed \$2,500.00.

Motion made by John H., second Phil M., approved by all members present.

EXECUTIVE SESSION

Issue discussed dealt with compliance with governing documents and appropriate action was decided.

Returned to Open Session

Motion to file a lien against a Sunland resident after talking to legal counsel.

Approved by all members present.

Return from Executive Session 4:51 pm

Motion to adjourn March 15 BOD meeting at 4:51 pm.

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