

SUNLAND BOARD OF DIRECTOR'S MEETING

April 19, 2021

Board Members Present:

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

Members not Present:

Mike Mullikin, Ken Larson

Motion to approve March BOD meeting minutes.

Motion made by Cyndi, Second by Ken B., Approved by all members present.

Committee Reports:

President's Report:

- Website changes are ongoing, thank you for your patience as we set everything up.
- The deer committee report should be available for review before the end of the month.
- Reminder: budgets need to be reviewed to prepare for the next year.
- Spring is finally showing here, so thank you to the residents that have started taking care of their yards.

Vice President:

- Nothing to report.

Treasurer Report:

- About 91% of revenue has been collected for this year.
- We will compare the 2019 budget to the 2020 budget to better determine what the budget for next year should be while in recovery from COVID.
- As of the end of March we had 57 homes that have still not paid dues.
- See attached documents for more details.

Architecture Report:

- Nothing to report.

Landscape:

- Some complaints have come in, and tickets have been opened on these properties.
- New tickets have been created for some empty lots that have been problems previously.
- A Horizon View and a Sunland Dr. property need to have escalated action taken to solve the current problem.
- The ongoing water issue is still being resolved with the county. Thank you for your patience and concern.
- A property on Emerald and Taylor both have downed trees that need to be removed.

- Revisions regarding how the ticket system was reviewed, and the board will speak with the residents before opening a ticket.

Recreation:

- The gravel is finished around the tennis and pickleball courts.
- New equipment was ordered for the tennis and pickleball courts that will arrive soon.
- If we have a basketball hoop on wheels, we could put it in a corner and allow use when the courts aren't being used. New ideas will be investigated for a more permanent solution.
- Members of the board need to drive around with me to decide the best place for a playground. We will need to be aware of surrounding neighbors for potential complaints.
- The pool is scheduled to be open this summer, but the health department may put us back in phase two. The pool is being readied in expectations of opening.

Green Belts:

- Tim has been very busy with mowing and weeding, unfortunately his mower did break, so please be patient as he gets this fixed. He is also busy getting the pool ready, so some projects may be temporarily backed up.
- The drainage system to be put in on lot 208 to eliminate the standing water problem is on hold due to a new home being built. The dry well and drain system the new owner needs to put in may solve the problem in the first place as well.
- May 10 will mark the start of a crew taking care of a greenbelt with severe overgrowth between Leslie Ln and Sunland Dr.
- There is an ongoing issue of standing water off of the 11th tee and 11th Fairway. A meeting with an engineer is scheduled for tomorrow to determine the kind of system that will work best in this area.
- The entrance light has been stolen again. This one has lasted longer than the previous installation. The wires were once again ripped out.
- There is a problem of standing water around cable boxes. This is likely a county or PUD problem and we will work on getting it fixed.

Road and Safety:

- There are complaints about odd parking in the middle of the night on some of our streets. The sheriff's department is working on this, and we will keep you informed.
- Discovery Ct construction crew took out all the parking, including in front of a fire hydrant. The owner of the complaining house has been given the number of the sheriff's department to contact them should they take this space up again.
- People are still speeding through the area and this will cause problems for golf carts, so please slow down.
- County workers were surveying the area for the roundabout, and this project is moving forward. It may be completed as early as August.

RV:

- There are 2 spaces available, and 14 people are still on the waiting list.

- A tree came down on the South side of the RV lot. It did not as significant damage as it could have. The owners of the trees and what needs to happen next will be discussed in new business.
- The back gate was malfunctioning, but a resident fixed it, so thank you!

Old Business:

- The gathering place should open soon, provided the office and residents follow phase 3 guidelines. Residents will need to clean up after they leave. The board and office will discuss some kind of barrier on the stairs to prevent residents from going up. The board and office will create a list of guidelines and necessary measures to be taken as residents use the gathering place. Thank you for your cooperation

**Motion to approve another extension of temporary employment of McKenzie in the SLOA office.
Motion approved by all members present.**

New Business:

- Policy regarding Wildlife Feeding: The deer committee requests clarifications to the wildlife policy. Corrections were also made to the documents. Dave will rewrite the two documents into one and send it to the board for review.
- The Foursome building would like to review the foursome building CC&R's, in regard to what the space may be used for. There are proposed changes to the documents in regard to its uses.

Motion to reject Foursome's proposed changes to their CC&R's.

Motion made by Bob E., second by Phil, approved by all members who voted. Dave abstains.

Mr. Boe requests some time to address this issue. The space in question was used as an office space before the zoning laws came into place and therefore does not need to comply due to pre-existing non-conforming use. The concern is they cannot sell it for commercial use, but it can be residential.

- This proposal will be rewritten and brought up at the next meeting.
- The area around the building needs to be cleaned up. Bids range between 2400-6800 to clean up the whole area, we are awaiting bids to do just one side.
- The ongoing drainage issue at the end of Fairway is determined to be a SLOA problem by the county. It looks like it will seriously cost a lot of money to fix. Bob will meet with an engineer to determine how much water goes through the area and decide how to best fix the problem.
- RV Tree Limbs: Trees on the Sought side of the RV lot belongs to division 17. SLOA can trim the overhanging limbs at their expense, or we can work with the division on a plan to proceed.
- A homeowner requests information to allow them to keep a pet teacup pig. The CC&R's prohibit "animal husbandry of domestic farm animals". Rules and regulations only reference pets but nothing specifically against pet pigs. The board legal standing against

the owners' request needs further review. The board requests further information and that the residents speak to their neighbors before the board proceeds with a decision.

EXECUTIVE SESSION

Issue discussed resulted in no action taken.

Return from Executive Session

Motion to adjourn April 19 BOD meeting at 5:50 pm.

Motion made by Cyndi, Second by Joe, Approved by all members present.

DRAFT