

SUNLAND BOARD OF DIRECTOR'S MEETING
May 17, 2021

Board Members Present:

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

Board Members Absent:

Ken Larson, Ken Bradford

Motion to approve April BOD meeting minutes.

Motion made by Cyndi. Second by Bob. Approved by all members present.

Committee Reports:

President's Report:

- The website is getting closer to being finished and ready to launch.
- The deer survey from 2020 is completed and the committee is putting together a plan on how to proceed with benefit to as many SunLand residents as possible.
- The new policy regarding nuisances and their fines, like feeding deer, has been sent to Patrick Irwin to review and edit.
- The new CC&R's for Foursome are also under review of our lawyer.
- The drainage situation by the 11th tee is still in process and we thank you for your patience in allowing us to explore our options.
- The current plans for the Gathering Place are set in motion to open in June. Final date is not clear.
- There is a contract to start a review of SLOA Reserve funds by the Association of Reserve Funds company.

Vice President:

- No report at this time.

Treasurer Report:

- We are on schedule for our planned budget spending.
- We have collected 35 more delinquent homeowner's dues.
- Foursome did not pay dues in 2019 and has since been rectified.

Architecture Report:

- 125 Sunset PI with an absentee owner is making plans to come into compliance with CC&R'S, progress will start a maximum of three weeks from now.
- The people who left trees they took down by the driving range left them whole and they have become an eyesore. They have been reminded that they have to be taken care of soon.

- Garry Blankenship has been added to the committee since March, and Jeff Norberg has offered to take over the Architecture committee when the current chair is finished.
- Projects have been worked on and completed all through the year due to COVID, so there haven't been as many complaints or issues as there usually are.

Landscape:

- Complaints and projects alike are coming in and getting done now that the weather is nicer, and summer has started.
- A residence on Ascot Ct promises a crew to come in and clean up the property. We will keep an eye on progress.
- 100 Sunland is an ongoing issue, a second letter has been made, so we will see where this new action will take us.
- 120 Emerald Dr is up for sale, the owner says they will take care of the needs of the home while it is up for sale.
- 286 Taylor has some weeds under trees, but it is difficult to see any problems at this time.
- 129 Hurricane Ridge has landscape issues in the process of being brought into compliance.
- 184 San Juan has already been cleaned up.
- 104 Madigan will have a violation letter made and sent. This property has several architecture issues as well, and a joint letter may be sent out.
- 961 Medsker Rd has been notified of property issues and are waiting for a will reading to begin clean up.
- 135 and 139 Horizon View has a vehicle violation at this time, and a letter will be drafted for violation of parking. The letter will state a time constraint to allow towing. We will discuss towing contracts with the appropriate people.

Recreation:

- A work party is scheduled for this weekend at the tennis courts.
- Tim will power wash part of the tennis courts.
- The pool is moving along well so far. The attendants and their availability have been worked out.
- A shed has been purchased to hold the cleaning supplies at the pool.
- The pool is scheduled to open on the 20th for use, but from 12:00-4:00 on the 19th the pool will be open for residents to collect their pool passes, etc.
- More money may need to be added to the payroll tax line, but we will keep an eye on it and see what the tax will be.
- We will talk to the neighbors who might see the shed in its location to inform them of what it is and why it needs to be in this location specifically.

Green Belts:

- Growing season has started, so please keep up with your yard work as it is needed.
- Lot 209 at the end of Fawnwood has had a lot of problems that have been taken care of and is now usable for whatever residents want in it.

- Lot 208 has had some drainage issues, but as the construction of a home nearby has continued it seems the problems have disappeared. We hope this continues but will deal with the problem if it does not.
- The drainage issue at the 11th tee has been discussed with an engineer in an attempt to find a viable solution. The Division 17 board is discussing our options.
- I have been talking with Foursome and Windermere about the landscaping around the building to keep it up to code. Contractors should be starting today.
- There was an overhang of Cedar and Fir trees that have been trimmed behind the building.
- I am still working on options for the lights on the Sunland entrance sign.
- A resident had general concerns, comments, and questions about the general appearance of green belts, the entrance, and some residences, but I have spoken with them and given them a map of where the greenbelts are located.

Road and Safety:

- Sheriff cars will have a temporary increase in presence here in Sunland due to a suspicious car, but it does not look like criminal activity at this point in time.
- Some complaints have come in about barking dogs or charging dogs, which are being dealt with as they come up.
- 124 Hurricane Ridge has an RV that has been parked for 20 or so days, it might be the same person the RV Chairman is meeting with soon about an available RV space.
- There are a lot of damaged roads and crosswalks that a resident has brought up. The county is against cross walks and likely won't do anything about it. Phil will make a list of roads that need repairs and send it in to the county, as reports from residents requesting fixes come in.

RV:

- There are 13 people on the waitlist, and two spots available.
- Weeds have been sprayed in the past, but due to close proximity to wells we have stopped doing so until we can find a different solution.

Old Business:

- The deer committee has posted the 2020 deer survey results. they will create an acceptable plan of action based on the data gathered.
- The gathering place is expected to open in June.
- The president of the Board has drafted some changes to the Foursome CC&R'S, which have been sent to Patrick Irwin.

Motion to move forward with the proposed wording of the Foursome CC&R's, pending legal advice.

Motion made by John, Second by Joe. Motion approved by 7 members, disapproved by Phil. Motion carries.

New Business:

- The new Association Reserve contract will be for three years.
- First Draft 2022 Budget will be added to the minutes.

EXECUTIVE SESSION

Executive session entered regarding finances.

Return from Executive Session 5:25 pm

Motion to adjourn May 17 BOD meeting at 5:25 pm.

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