

SUNLAND BOARD OF DIRECTOR'S MEETING

August 16, 2021

Board Members Present:

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

Comments:

- Ken Larson:
 - The website needs to be updated to comply with the 1971 CC&R's, a pdf copy can help with avoiding transcription errors as well.
 - The by-law's concern the make-up and duties of the board of directors. These are also found in the original documents. It is suggested that we use said original documents so that explanations for changes do not have to be made.
 - Rules and Regulations specify the particulars for governance of the association, they fall under the direction of the board of directors. This means the board of directors can change, alter and/or rescind any rules, regulations and by-laws. There does not need to be concurrence from the members, but they will need to be made aware of changes by the next scheduled meeting.
 - The fines documents are tied into all the other governing documents for the association. They used to refer to specific CC&R's but as changes have been made over the years the referencing was not organized. This needs to be fixed to prevent association members from feeling like the fine is discriminatory decisions from the board to them.

Motion to approve July BOD meeting minutes.

Approved by all members present.

Committee Reports:

President's Report:

- The onsite reserve study has been completed and we have the draft report. The executive summary can be posted on the members only part of the website and have a full copy in the office for anyone who wants to read through it all.
- The annual meeting will be held September 20 at 3:00pm in the Sunland golf club ballroom. The usual mail package will be sent to the printers soon and will arrive in everyone's mailboxes in time to vote.
- The annual SLOA picnic will be September 19 at 1:00-4:00pm. The Sunland golf club will co-host and allow us to use their facilities. We will provide catering. In addition to the picnic there will be a classic car show.
- The deer committee draft plan was delivered in July. August 4-31 is going to be a commentary and review period where residents can ask questions and be educated on the plan and why it needs to be done. A link has been provided in the private part of

SLOA website to help with keeping residents informed. There is a reading room where residents can go in and read through all the documents in regard to the deer plan.

- A petition received by the board in the last meeting signed by 10% of members required a special meeting about the deer plan. The meeting will be held on September 13 at 3:00pm in the Sunland golf ball room. An official notification of the meeting is in the mail now.

Vice President:

- No report.

Treasurer Report:

- We have received 98.5% of our revenue this year.
- We have spent 53% so far.
- Housing sales have increased to 42 from year to date.
- Delinquent due collections have been mostly cleared up.

Architecture Report:

- It has been a really busy month. 4 new homes are under construction.
- 125 Sunset PI with an abandoned vehicle has moved the car to the car port. The property itself is still a mess, but some of the work has been done. A violation letter should be sent so landscape and architecture will make the letter and send it to Dave before sending it out.
- 891 Medsker will be discussed in executive session.

Landscape:

- 120 Emerald has recently been sold. Clean up needs to be done, but it is in progress.
- 100 Sunland has been an issue for a long time. A lien has been placed on the property for non-payment of dues.
- 104 Madigan has been an issue since 2018. They have had two violation letters issued to date. They have been inefficient in asking for grievances or help, etc. It has landscape and architecture issues. A fine needs to be discussed in executive session.
- 101 Harleman has done a lot of work by himself. They are being given time to do the work, and it is going really well.
- 194 San Juan needs to be mowed and trimmed. The service he used is no longer in service so a new one needs to be selected. Someone is using it as a cart path area which the owner is not appreciative about. If the owner wants, we can look at getting up a sign if the owner will pay for it.
- 105 Sunset needs to be mowed and trimmed, they haven't responded to the violation letter or calls, but when the landscape chair spoke with owners, they said it would be taken care of shortly. The usual mowers and trimmers were on vacation.
- 42 Horizon View is closed now. The work will be done.
- 167 and 159 Horizon View are periodic problem lots especially with the weeds.
- There is a service SLOA uses to do the yard work, then bill SLOA and SLOA bill the owners.

Recreation:

- Pickleball and tennis courts have the electrical system is now back up and running.
- Mowing and weeding has been completed around the courts.
- We are looking at quotes and bids for doing some sealing work on the courts to prevent cracks and weeds in the courts.
- A report of a broken lock came in, so it has been replaced. It may have been a rusty key instead, but either way it is fixed.
- A complaint from the pool came in about the temperature of the pool water. It has since been fixed.
- Company picnic is set for September 19. The cost is going to be very different than usual, and wholesale goods and labor has skyrocketed since COVID. The bid is for 200 people, and we may have to charge \$5.00 per person which will also prevent no shows. This can be discussed later.
- A pickleball issue will be discussed in executive session.
- New regulation is just wearing a mask in the bathrooms, we don't think we will need to regulate the amount of people again.
- We need to look at non-residents buying short-term memberships from the golf course to allow for them to get a pool pass. We need to discuss putting a limit on how many people can do that.

Green Belts:

- It hasn't been too busy this month due to it being hot and dry.
- The runoff problem on the 11th tee is still being looked at by an engineer.
- The security boxes for the Sunland entrance lights will be put up in the next few weeks since they have been fabricated.
- A contract has been made to get the entrance all cleaned up. The work is mostly if not all the way done now, and it looks great!
- Some trees and/or bushes need to be trimmed on Taylor.

Road and Safety:

- Everything is going pretty well so far.
- The patrol still runs through the area.
- There is still a speeding problem.
- Speed signs will be purchased and put up soon, but it hasn't been started yet.

RV:

- We have 5 vacancies and 15 people on the waitlist.
- The lock and key system is being looked at being replaced for something electric instead. We will be able to look at who is coming and going easier.
- There have been a couple of thefts.
- A request for a volunteer to make an aerial black and white map of the lot is requested.
- There were about 20 expired tabs to take care of with letters.

- A person decided they have a space and parked their boat in a space occupied by someone who was away for the weekend. It has been removed.
- RV Lot would like to do a monthly let's communicate to answer renters' questions.

Old Business:

- Past Dues: There are 6 individuals over 250 days past due.

Motion to have office staff send official notice of liens placed on their properties if dues are not paid in 14 days.

Motion approved by all members present.

- Annual Meeting Voting Packet: Board has reviewed the packet and will decide if it is ready to send to the printers. The budget part of the ballot says to either accept or reject the budget. In Original documents it says to adopt it because members of the association don't have the option of accepting the budget. This means residents can reject or adopt the budget but cannot approve it themselves.

Motion to approve election mail package as is to be sent to printers and prepared to be mailed to residents.

Motion approved by all members present.

- Dave will be standing for election again this year. Other than that, there are 4 other names volunteering for board positions, and there will be three seats up for nominations.

New Business:

- Red Cross Agreement: There is an expiring agreement between SLOA and red cross to allow them to use downstairs space in emergency situations. The Red Cross certified the club house as an emergency shelter. The club house signed the agreement already this year. The club house would be overcrowded so they want to talk to us about setting up an administrative office in an emergency and use it as a dorm area for their personnel in cases of emergency.

Motion to accept and renew the Red Cross agreements.

Motion approved by all members present.

- Request to park a trailer while major remodel is going on in house: A remodeler is redoing his house and requests the RV and trailer to stay on site until remodels are completed within 4-6 weeks. If the neighbor's consent for 4-6 weeks, then the board doesn't see a problem with it.

Motion to approve variance for a 25-foot trailer to be parked on Jacob Jobs property 127 Horizon View Dr. during a period of remodeling a kitchen, and the trailer will only serve as a

kitchen, for up to 5 weeks from the start of the project estimated to begin September 15.
Approval pending upon neighbors' approval of variance.

Motion approved by all members present.

- Picnic Costs: The costs this year are estimated at \$3,000.00. Board needs to decide to either pay for it all or collect a \$5.00 charge from attendees. A majority of the funds are already prepared in the budget this year for the event. We can get a total count prior to ordering the food so we don't have too much surplus of food. Residents will need to pick up tickets from the SLOA office to serve as a registration to decide the amount of food needed. Volunteers need to arrive at 10:00 am to set up tents and ticket stations.

Motion to allow SLOA to pay for all the costs of the annual picnic estimated at \$3,000.00 this year.

Motion approved by all members present.

- Pickleball Issue: A person was banned from using pickleball and tennis courts who got into a dispute with a former president. They let their grandkids ride bikes in the courts. At this time they were not residents of Sunland. The ban was made as a guest. Now that they may be a renter/owner the ban will be lifted. All new owners in Sunland have the right to use the amenities provided they follow all rules about using them. If they become a renter they will need to get the rights from the owner.
- In person meetings: New mask mandates are in effect. The board can either continue in person or go back to online meetings. Some members of the board feel more gets accomplished in person as opposed to online. In person meetings will continue unless something comes up and we will have a special zoom meeting if something needs to be changed.
- Round-a-bout: The round-a-bout is not being constructed quite yet. We expect it to be started soon, and some surveyors were out there a few days ago. We will find out more information soon.
- The notice being sent out for the special deer committee meeting is just a postcard and it will cost about \$400.00.

EXECUTIVE SESSION

Return from Executive Session

Motion to adjourn August 16 BOD meeting.

Approved by all members present.