

SUNLAND BOARD OF DIRECTOR'S MEETING

July 19 2021

Board Members Present:

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

Motion to approve June BOD meeting minutes.

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

Comments:

- Susan Hammond: The roundabout will not be started until September. It should only take up to 6 weeks to complete this project.
- Fritz: The state wildlife management just sent us a wildlife management plan. The board now has it so we can set up a meeting to discuss it.
- Skoglund: What is the value of the nightly patrol? We can do an audit of how effective they really are, and decide if we still want to have them happen.
- Jan Hale: There is a fully signed petition for the board to have a special meeting to discuss in detail options for the deer population in Sunland.
- Dennis and Betty: Discussion is deferred until later in the meeting.

Committee Reports:

President's Report:

- We have been working on a policy for feeding wildlife. This will be published and become effective when it is published in a Let's Communicate.
- 137 Fairway has been spoken to regarding the change in the foursome CC&R's. Final concurrence has come from them and the changes are approved. The changes are to allow for selling the other half of the foursome building for other types of people since it can't be used for commercial purposes.
- The gathering place is available for 100% capacity.
- The reserve fund people are still working on a report but should have it completed by the end of the month for us.

Vice President:

- No Report.

Treasurer Report:

- We have spent about 66% of the current budget. We are about where we should be when it comes to spending.

- We have set a more aggressive collection procedure on dues that are late at 6 months. Within the last 30 days of sending out the new procedure we have received 6 of 17 delayed dues.
- We have separated invoices so RV Renters get separate dues from RV and from SLOA.

Architecture Report:

- Home projects are being taken care of pretty well, so we are actually slower than we usually are during the summer.
- Several issues have come up for several homeowner's, but they aren't really architectural so the board will decide what we need to do about them.
- 891 Medsker has seriously violated almost every rule we have. His neighbors are worried about that property and it's safety. Residents are reminded that SLOA can't really do very much, however there are county regulations for things like dogs barking or noise after 10:00 so you can call them to resolve the issues. SLOA's hands are often tied in these situations.
- There are a lot of fines that are likely to be processed today.

Landscape:

- There are a dozen or so properties that need to be taken care of, most of them are people who don't live here, or they are empty lots. We are steadily progressing to taking care of these properties.
- There are some properties that are not complying with the board so they will be fined after paperwork has been filed.

Recreation:

- The pool is at 100% capacity now. We did have a propane leak that needed to be fixed by the main gate so everyone has been using the employee gate. Now that the leak is fixed the main gate is open again.
- Pool users are reminded that no alcohol is allowed in the area of the pool, that includes the entire patio. You can go inside Fire & Stein to get some, but it does not go back outside with you, and you can't leave your kids unattended.
- The cafe is open Wednesday-Sunday.
- People are reminded that the pool toys need to stay at the pool.
- Pickle ball and racket ball courts are doing well. There is a seam that had a few weeds Cyndi cleaned up. After the weeds are completely gone the seam and other cracks will be sealed up.
- The electrical problem for the security lights has been fixed.
- Tim will go mow down the weeds around the courts.
- We do want to have a picnic, so we need to discuss our options.
- We could start advertising in the Let's Communicate the Social Membership the golf club offers, but is for anyone to purchase if they want.

Green Belts:

- We have 9 total green belts. They are available for anyone to use in the community.
- Over the past year and a half we have removed about 40 trees that were hazardous in one way or another.
- 7 trees were removed this month alone.
- The Foursome parking lot is SLOA property and is being maintained by us.
- Lot 208 has been collecting water, but with the new home construction may solve that problem for us.
- The water problem on the 11th hole is being dealt with. We are still coming up with a feasible solution.
- Over the past year the Sunland sign lights have been stolen 3 times, as well as having the wiring ripped up. Bob is looking at really making it secure to stop this problem.
- There is currently no irrigation in the entrance because of a problem with the pipe lines. We don't actually know where the pipes are and how they work. This won't be able to be fixed until October.
- A property behind 150-152 San Juan Dr. is a triangle shape. It is lot 210 and is a newly discovered green belt, except it belongs to the golf course. The golf course will now take care of it.
- The green belts do allow for dog walking and playing, the animals do need to be on a leash.

Motion to authorize the fabrication of the light boxes for the Sunland entrance.

Motion made by Bob Eichorn. Approved by all members present.

Road and Safety:

- Nothing to report.

RV:

- Nothing to report.

Old Business:

- 2022 Budget: There is the projected 2022 budget, and an explanation of what went into the decisions for the budget. Please review and make any changes you might see as needed at this time to prepare for the final report for the annual meeting.

Motion to approve the proposed 2022 budget as is.

Motion made by Joe Rees. Approved by all members present.

New Business:

- Green Belt Renovations: A few residents want to put in new things to improve green belts so long as the resident will pay for it. The board will need to discuss if the addition will be allowed.
- The general membership meeting is coming up in September. There are 3 positions open. Please volunteer by sending in your background information to the SLOA office.
- Sunland Car Show: Some residents want to have a small car show in the parking lot here, with a little parade afterwards. This will be allowed to move forward.
- Garage Sales: An owner has received many pieces of furniture and other items from recently deceased parents. They would like to have a garage sale that is a variance. The board declines the variance but will offer alternative options they may use.
- Rental Companies: Some rental companies are making bids on homes in Sunland, and one resident is of the opinion that there are too many rentals in the area already. They have been informed there is nothing SLOA can do about this because there are no limitations regarding this practice.
- The two properties at the entrance to Sunland are actively being worked on as much as we can. We understand what a problem they are, but our hands are tied.
- We are aware of two burglaries in the RV lot. There is someone living there to deter such actions, but we are working on this issue. To increase personal safety it is recommended that RV lot renters exchange the locks on the vehicle because they typically are the same key that most manufacturers use.
- Furnishings in the Gathering Place: The furniture is getting to be really tired and well used. Dave proposes to replace some of the furniture for \$500.00.

Motion to replace some furniture in the gathering place for \$1,000.00.

Motion is approved by all members present.

EXECUTIVE SESSION

Issues discussed were about fines and non-compliant properties.

Return from Executive Session 5:00 pm

Motion to adjourn July 19 BOD meeting at 5:00 pm.

Approved by all members present.