

SUNLAND BOARD OF DIRECTOR'S MEETING  
August 17, 2020

Board members Present:

Bob Eichhorn, Ken Bradford, Mike Mullikin, Dave Walp, Ron Rice, Cyndi Carpine, John Hammond, Mike Gawley

Motion to approve July BOD meeting minutes.

Motion made by Mike Mullikin, Second by Cyndi Carpine, Approved by all members present.

**Committee Reports:**

President's Report:

- There is a boarded up window on Medsker, the office and board are pursuing this issue to take action to remove it.
- A letter was sent to Patrick regarding the issues brought up about CA Homes. This will be discussed in the executive session.
- The ballots are on track and working well, they are sent to the printer and will be sent to the residents soon.
- Ballots need to be returned no later than September 18th.

Treasurer Report:

- SLOA has billed about \$1,000.00 in late fees as of August to homeowners.
- The pool finishing is paid off.
- We are running at about 100% of our revenue this year.

Architecture Report:

- Plans have been sent in for a new home.

Landscape:

- 118 Emerald continues to be a problem, but a letter will be mailed out soon.
- As letters are sent out work is being accomplished in a really quick amount of time, so thank you to the residents that respond so quickly.

Recreation:

- Nothing new to report.

Green Belts:

- The entrance lights have been stolen again.
- Standing water issue has been resolved. The aged and broken drain lines and leakage have been repaired.

- Trees have been removed on Sunset Pl.
- We have received final inspection and building permit signoff from Clallam County for both the CERT container and its location. Next step is to officially transfer usage to the Sunland CERT.
- Discussed need/ideas for redesigning and re-negotiating the Greenbelt Maintenance contract for upcoming years.

#### Road and Safety:

- There is a trailer parked in Leslie Ln. This is already being taken care of.

#### RV:

- 20 people are on waitlist.
- Boundary lines need to be repainted.
- There is a boat whose owner is unknown in a lot that is supposed to be vacant.

#### Old Business:

- Boarded up window on Medsker has been sent letters, but nothing has been changed yet. Owner has not responded to any means of communication. Board may put a lien on the property.
- Residence on Sunset with posters on windows is also being dealt with.
- Residence on corner of Sunland and Sunset has really bad landscaping that needs to be dealt with.
- The annual meeting will be held exactly like we are now. Further plans are being made to allow for better interactions between residents and the board.
- The quorum for the annual meeting will be based on the ballots and how many people are logged in to the meeting.

#### New Business:

- Owner's on Foursome have made a request to trap rats in common areas, we are only trapping raccoons. Rats will be individual owner's responsibility.
- Transition of CERT to Sunland CERT is dependent upon sign-off of a Memorandum of Understanding between Clallam County Fire District CERT and Sunland Owner's Association Board. This is in work and will be in place in the very near future.
- Renters can provide contact information to the office to be included in the let's communicate and other information.

### **EXECUTIVE SESSION**

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

### **Return from Executive Session 4:58 pm**

Motion to request legal opinion from Associations attorney.

Motion made by Mike Mullikin, Second by John Hammond Approved by all members present.

Motion to adjourn August 17 BOD meeting at 5:04 pm.

Motion made by Cyndi Carpine, Second by Bob Eichhorn, Approved by all members present.