

SUNLAND BOARD OF DIRECTOR'S MEETING  
January 18, 2021

Board Members Present:

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

Motion to approve December BOD meeting minutes.

Motion made by Phil M., Second by John H., Approved by all members present.

**Committee Reports:**

President's Report:

- Guidelines for McKenzie, the temporary employee have been worked out with Lisa.
- Issues with security due to flooding have been addressed and will be discussed later in the meeting.

Vice President:

- A renter had a parked a commercial vehicle on the property they rent. The owner solved the issue.

Treasurer Report:

- There was an excess of \$19,207.00. Half will go into the reserve fund and the other half to the savings.

Motion to put half of last year's excess funds into the reserve fund and half into the operational savings.

Motion made by Ron R., second by Cynthia C., approved by all members present.

Architecture Report:

- There are 8 new applications, 6 approved and 2 are pending.
- Unimproved lot on 105 Sunset had a tree that fell down and knocked out the neighbor across the street's yard light. The tree is removed and the light is fixed. 5 other trees have been identified as needing to be removed.
- There is major erosion near the 11th hole on Sunland's property.
- Two trees are marked to come down by the 9th hole by 114 Fairway Dr. Phil will talk to the owner.
- Two volunteers are helping with the work load of this committee.
- Mike M would like a local phone for him to use because no one answers his calls because it is from a different area code.

Landscape:

- A few tickets were sent out for lawns that need to be mowed, nothing too serious at the moment.

- One property has 8 trees to be removed, a plan was set but not acted on, a new letter is being sent out to have the trees removed.

#### Recreation:

- Welcome letters to new residents of Sunland are being drafted to make sure new members know all of the facilities we have available.
- Trash pickup at the tennis courts has not been set up yet, so volunteers have been taking it home and putting it in their trash cans.
- We are hoping the pool will be able to open up this coming June

#### Green Belts:

- Foursome lot has been cleaned up and the bark put in.
- Branches are being picked up constantly because of the wind.
- 2 lots have about 9 inches of standing water. County has been contacted but nothing has come of it.
- Inspections for widow maker branches are being identified and taken down.

#### Road and Safety:

- The county is putting in a round-about on Woodcock and Dungeness. The main problem is that it is a hub for utilities, but the utilities people don't want to remove their equipment.
- Minor vandalism is still not being reported to the sheriff's department. A new let's communicate will be sent out.

#### RV:

- 3 slots are available, but 15 people are on the wait list.
- There hasn't been too much push back for the rate increase, those who did have been moved accordingly.

#### Old Business:

- Brain Pick has a presentation for the new features for our website for a member only section of the website to keep certain information like a member directory confidential.

**Motion to approve the plan of purchasing a new member's only section for our website for \$795.00.**

**Motion made by Mike P., second by John H., approved by all members present.**

- Division 17 architecture memorandum was sent to the board for review and approval.

**Motion to accept Division 17 architecture memorandum as modified.**

**Motion made by Mike M., second by Cyndi C., approved by all members present.**

- A hazardous tree on San Juan Dr. is going to be taken down as quickly as possible.
- Commercial vehicles can be parked on property, but they need to be parked in the garage. Vehicles that are emergency vehicles are exempt from this rule.

#### New Business:

- 105 San Juan has not been responding to letters. This specific case will be discussed in the executive session. The general rule is that a fine is issued if the problem is not resolved in the allotted amount of time.

Motion to issue a fine to 105 San Juan Dr. for lack of following rules, and not taking action in the allotted time frame.

Motion made by Phil M., second by Ken B., opposed by Cyndi C., Mike M., approved by all other members present. Motion carries.

- Bob E. brings forward the lack of communication with the county. They typically respond to private citizens, but not a word directly to the board members. It is proposed that we gather evidence of the lack of communication to the board and the responses to private citizens and bring the evidence forward to the city council. Lisa will compile the evidence.
- Next month's board meeting is scheduled for another federal holiday. The meeting will continue forward as planned.

### **EXECUTIVE SESSION**

Issue discussed are problems with architecture board and landscape board.

### **Return from Executive Session at 5:25 pm**

Motion to adjourn January 18 BOD meeting at 5:25 pm.

Motion made by Ron R., Second by Phil M., Approved by all members present.