

SUNLAND OWNER'S ASSOCIATION

Board of Directors Monthly Meeting

May 18, 2020

Virtual Closed Meeting

Meeting Called to Order: 3 pm by David Walp, Acting President

In Attendance: David Walp, Bob Eichhorn, Phil Merlin, Mike Gawley, Ron Rice, Cyndi Carpine, Ken Larson

Motion to approve March BOD minutes Motion: Ron Rice, 2nd Phil Merlin. Approved by all members present.

Introductions:

Phil: Roads and Safety and Emergency Preparedness Chairman

Mike Gawley: RV Chairman

Ken Larson: Consultant for the board

Bob Eichhorn: Green Belt Chairman

Cindy Carpine: Recreation Chairman

Ron Rice: Treasurer Chairman

Theresa Pick: Office admin and assistant.

Motion to accept John Hammond to the board. Motion: Ron Rice, 2nd Phil Merlin. Approved by all members present.

Committee Reports:

Treasurer:

- 37% of yearly budget has been spent so far. The budget seems to be well in hand and on track.
- The pool may open at a later time because of Covid-19, which will likely put the pool under its budgeted expenses. The pool resurfacing was paid for by the Reserve Account.
- The RV lot does not have a separate account, and will remain a part of the SLOA budget until the end of the year when the board will decide what will be more beneficial to SLOA as a whole.
- The board, with input from the community, will create a set dollar amount that the treasurer can spend without coming to the board for approval.

Old Business:

- There will be an executive session to discuss the Carr case and a financial issue. This will be in executive session due to legalities.
- The board had two resignations just before the April BOD meeting was scheduled to be held. Fred Smith and Tom Merrill have created two vacancies.

Motion to accept resignations of Fred Smith and Tom Merrill. Motion: Phil Merlin, 2nd Cyndi Carpine. Approved by members present; Bob Eichhorn opposed

- Pool:
 - The pool has been resurfaced and should last for a long time now without touching it up. SLOA received the invoice for this project and the checks have been sent out.

New Business:

Landscape

- 143 Emerald Dr.- A letter is going to the owner requesting payment for services provided by SLOA for the work done on the property, totaling about \$1,000.00 plus a \$100.00 fine for having to do the work for them. Another violation notice will be sent due to the lawn not being taken care of again.
- Horizon View: There are two properties that need to be looked at for possible violations, they are empty lots owned by the same person.
- 151 Hurricane Ridge Dr.- The lawn is in dire need of being mowed. A letter will be sent out should there be a need.
- There are a few lots that are vacant or unimproved. SLOA needs to find the addresses and send out violation letters.
- 129 Hurricane Ridge Dr.- The lot is vacant for about 3 months now, and the lawn is unkempt. There may be a raccoon and a rat nest under this house.
 - Ken suggests we amend Landscaping rules to the point that after a letter of violation is sent out the owner has 10 days to respond, and/or 30 days to take care of the violation(s), SLOA will be able to immediately step in

and do the work and request reimbursement from the owner for the work SLOA did for them.

Recreation

- The board understands residents want the pool to open, but remind our residents that there are many factors that would help the board decide what will happen. Safety of the pool attendants and the residents to consider, and the Governor's opening phases will determine when discussions will start regarding the opening.
- The bocce ball courts have been tabled for one more year until such time as Covid-19 is not a big risk anymore.
- Currently the Cabana will not be open to residents for this season.

Green belt

- A resident on Taylor has offered to pay for the removal of some white fir trees on the green belt blocking his view. SLOA will pay for the removal and budget for the removal in the next year.

Foursome Lot Clean Up:

- Last year Foursome and Div 16 had the area around the lot cleaned up. It cost \$6,050.07. They ask that SLOA reimburses them because it was SLOA property they worked on.

Motion to reimburse Foursome for the work they did on our lot.

Motion dropped.

Motion to table decision until next meeting with more information. Motion: Ken Larson, 2nd Cyndi Carpine. Approved by all members present.

Standing Executive Meetings

- The board discussed if they should have a standing executive meeting following every regular board meeting to discuss any personnel or legal matters. Nothing was decided yet.

CERT Container:

- There are three current options for the container:
 - Keep it where it is and pay for the upkeep of the area after the foliage has been added

- Move the container to empty lot on Foursome Drive
- Sell the container and gain some money back.

- Mike Gawley states at least 4 people in Div 16 agree Foursome Lot is best location for CERT container.
- Cyndi Carpine is concerned that we not become complaint driven.

Motion to move the CERT container to the lot SLOA owns on Foursome Drive. Motion: Mike Gawley, 2nd Phil Merlin. Motion approved; Cyndi Carpine opposed

Mike Gawley will look into getting concrete pads (CERT container current location by pool) removed and filled in.

RV Lot

- The fence on the RV lot is in need of some new support poles, this will be completed soon instead of replacing the whole fence.

Executive Session

Executive Session called by David Walp at 5: 29 pm

Recording paused

Executive Session ended 5:42 pm

David Walp: The office will send letters regarding issues discussed in the executive session.

Motion to adjourn BOD meeting. Motion: Bob Eichhorn, 2nd Cyndi Carpine. Approved by all members present.

Meeting Adjourned 5: 45 pm