

## Annual Membership Meeting

Board Members Present: Joe Rees, Ken Larson, Mike Phillips, John Hammond, Bob Eichhorn, Dave Walp, Mike Mullikin, Cyndi Carpine, Jeff Norberg

Missing: Phil Merlin

### Comments:

This annual meeting is held in person and on video via Zoom. The recording and minutes will be placed in the members only section of the Sunland website.

Motion to approve August BOD meeting minutes with the addition of Jeff Norberg to the list of attendees.

Motion made by Cyndi, second by Mike M. Approved by all members present.

### Report of officers:

- President's Report:
  - Thank you to all the members of Sunland for your cooperation and help in keeping Sunland running.
  - Thank you to the office staff that have been managing Sunland this year, and to McKenzie who stepped in for Theresa while she had her surgeries.
  - We are in the ongoing process of documenting all of our policies and bringing them up to code, thank you for your patience as we do this.
  - This past year our office staff has gotten an IT volunteer who has been working on our members only portion of the Sunland website.
  - The landscaping for the outside of the Foursome building where the SLOA offices area has been contracted out.
  - We have kept busy with reclaiming our green spaces and making them usable to the public.
  - Thank you to the few pool attendants that were able to keep it running this summer.
  - Thank you to the other board members for all your hard work in keeping the board and Sunland functioning.
  - This is a reminder to go vote for the budget and new board members now so your votes can be counted out. Thank you.
- Vice President's Report:
  - No report

- Treasurer's Report:
  - Total expenses for this year so far is at 66%, which is right on schedule for this time of year.
  - House sales is at 50 as compared to 49 last year,
  - Past dues total amount collected is \$447.00
  - Future budgets are expected to rise with the cost of inflation.
  - The RV lot will now be separated out of the general budget because it is a self-sustaining budget.
  - An update on our continuing 30-year reserve fund study has been given to us to help prepare the future budget.
  
- Architecture Report:
  - My committee is in charge of overseeing everything to do with the outside of your homes.
  - We oversee over 150 projects over the year on average.
  - Three new homes have been built this year. They are still in process of being built.
  - There are about ten more spots available to build a home on.
  - Trees still need to be removed, especially the white firs. Many have come down over the past year, but there are still many to go.
  - There has been an uptake in requests for solid fences. When Sunland was built it was with the idea that it would be an open community, so a lot of fences are not allowed.
  - There is a request that for every tree taken down, plant a new one.
  - Please be sure to put in submissions for your projects to make sure they are allowed. Thank you.
  
- - On a personal note, I got a letter about the plans with the deer. It was full of untrue statements. The golf course is not behind the initiative to kill the deer. We are not killing all of the deer. Managing the deer is a predecessor of the board's idea due to an injury resulting in a running deer. There will always be deer present in Sunland. The number needs to be managed to keep the herd healthy
  
- Landscape Report:
  - There are four steps to addressing an issue at a home. 1. Contact owner of the home directly. 2. If the issue persists, a letter is sent. 3. If 30 days go by and no work is done, a second letter is sent. 4. Send out a fine, if the fine is not paid, put a lien on the property.
  - If you have an issue, let us know and we will try to help.
  - Please be aware that this board position has been empty for a while now and I have only recently taken it up. It will take some time to fully catch up, but I am determined to do so as quickly and efficiently as possible.

- Recreation Report:
  - The pool was highly successful this summer. We had 6,352 people use it this year, an average of 75 a day.
  - There was a dinner by the pool event for SLOA residents that went very well.
  - We did have a problem with a heat pump in the pool breaking down. It will be scheduled to be replaced in next year's budget.
  - The electrical system at the tennis courts needed to be fixed because the lights weren't working.
  - The cracks in the courts have been weeded and temporarily resealed. Photos will be sent to the contractor who fixed them to see when the area needs to be resurfaced.
  - We have had requests from pickle ball users to increase the number of courts due to heavy use in the mornings.
  - Discussions are continuing in regard to turning one of the green belts into a small park/playground.
  - The SLOA picnic was very successful, we had 175 people attend it.
  
- Green Belts Report:
  - 2022 budget for greenbelts has not changed from last year.
  - We are catching up with a lot of work that has been neglected over the years, which is why we have such a large budget the last few years, we do expect it to go down very soon.
  - We have 9 green belts in Sunland. They are free spaces allowed for residents to use for whatever they want.
  - We have a contractor who takes care of keeping these places mowed and weeded and generally safe for use.
  - We have taken out 21 hazardous trees this year.
  - A water accumulation problem has been taken care of so the green belt by Leslie lane is available again.
  - Lot 209 has been fully cleaned up, the stumps removed, and thistle is still being removed.
  - The 11th tee box has a major issue of water that we are looking into how to resolve. Current options are being discussed.
  - The grounds around the SLOA office building are being cleaned up and landscaped, paying particular attention to the moss.
  - The parking lot on foursome drive has been spruced up to look nicer when parking.
  - Heavy duty lock boxes have been installed over the lights above the entrance sign. Those lights had been stolen and vandalized several times this year alone.
  - The irrigation by the entrance has not yet been repaired, some damage was sustained sometime this year. We have started to investigate why it is not working and what it will take to repair.
  - The entrance has also been trimmed up and weeded.

- We have identified 13 more white firs to be removed in the coming year.
- Roads and Security Report:
  - No report
- RV Report:
  - 2 Open spaces are available at this time, with 16 on the wait list.
  - In October all spaces will be properly labeled so they match the map we have.
  - Next year we plan to repair and replace the fence. There will be an electric key pad, and a buzzer to open the gate instead of the lock and key.
  - We have been using roundup, which was draining into the water the RV lot is on top of. We have changed to an agricultural strength vinegar instead.
  - We are working on separating our budget from SLOA budget because the RV lot was always meant to be fully self-sustaining.
  - Non-electricity lots are \$55.00/mo, and electric lots are \$165.00/mo. Next year non-electric will be \$100.00/mo and electric will be \$250.00/mo.
- Rental Coordinator Report:
  - 88 homes in Sunland are rentals as of September 10.
  - Some are concerned with the number of rentals, and that these people renting don't take proper care of the property like they should.
  - Hedge funds are buying a lot of homes right now, if this reaches Sunland, then there will be a lot more renters instead of owners. This issue will be discussed further in a future meeting.

Old Business:

None

New Business:

- Evaluation of Security Services: We need to look at our contract with the local law enforcement. They drive through Sunland and give reports on what is going on. Many residents feel it is a useful service and general deterrent for misbehavior. We will look over the reports as a part of deciding if we will renew our contract to determine just how effective the patrol is. There was an increase in patrols for a little while due to an increase in incidents like theft or a peeping tom etc.
- Residents are reminded that if they have an incident, do report it to the board, but you have to call the police. We cannot do it for you, so coming to us to do something about your problem is not going to happen.
- Organizational Meeting: A new organizational meeting will be held to discuss and determine what roles will be filled by the newly elected board members. The meeting will be held before the end of the month.

### Board and Budget Election Results: 3 Positions Open

- Candidates: Joe Rees, David Walp, Eric Skogsberg, Jay Sakas

The results of the Ballot:

- Acceptance or rejection of the Budget: 297 total votes: 289 acceptance, 8 rejection.

2022 Budget is accepted by the majority.

- Acceptance or Rejection of By-Law Change: Authorize board to seek out and employ temporary staff as required based on a recommendation from the executive to the board. It was accepted by the board in an executive session.

282 votes cast, 273 in favor, 9 not in favor. The change in the By-Law has been approved.

- Election results: Dave Walp: 252 votes, Eric Skogsberg: 176 votes, Joe Rees: 244 votes, Jay Sakas: 184 votes, One write in vote for John Wallace.

The new board members are David Walp, Joe Rees and Jay Sakas. Eric Skogsberg will be left available in the event of an emergency if a board member needs to resign before the term ends.

**Motion to adjourn the September Annual Membership Meeting.**

**Motion approved by all members present.**