

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: October 18, 2021

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

Dave Walp, Joe Rees, Bob Eichhorn, John Hammond, Michael Phillips, Jay Sakas, Jeff Norberg

Members Excused:

Cindy Carpine, Mike Mullikin

Comments

- Comment on Deer Committee controversy and encourage people to become more involved in big decisions by running for the Board
- The formation of a group who plan to write letters to the Washington State Fish and Wildlife Director in protest to the culling of deer. A motion passed by Division 17 prohibits the use of any division common for the purpose of trapping or killing of deer.
- Request for any board members who have equity stakes in the golf course recuse themselves from the deer decisions on the grounds of conflict of interest.
- Drawing attention to the by-laws section 7Section 8: There are numerous conflicts between the CC&R's and the By-Laws.
- Owners who had an issue with the Deer Committee are a very small, vocal minority. Suggested that the Board not take any action with the deer plan due to lack of participation
- Requested justification for the increase in RV rental rates in effect beginning January 2022. Inquired about the duties assigned to caretaker. Expressed interest in learning about the potential of a bocci ball court being installed

Motion to approve September Annual BOD meeting minutes.

John H motions, Bob E. seconds. Approved by all members present.

Committee Reports:

President's Report: David Walp

- Welcomed the newly elected Board members.
- Confirmed that the Board will continue to meet on the third Monday of the month. Meetings will be a hybrid style, with both in person and virtual access.
- Requested volunteers for board committee chairs and to run for future elections.
- Thanked the volunteers and attendees who took part in the 2021 SLOA Community Picnic

Vice President: Jay Sakas

- No report

Treasurer Report: Joe Rees

- All but 2 owners have paid 2021 Dues.
- The RV Lot has been successful in sustaining itself.
- 2 homes are very late in dues, one has a lien, another will have a lien applied
- New CPA firm retained, Baker, Overby and Moore, Inc. Duties include the preparation of yearly tax returns, financial reviews and an upcoming audit in 2022.

Architecture Report: Mike Mullikin absent, comments provided by Bob Eichhorn

- Four trees were taken down on Hurricane Dr.
- Multiple fence requests are currently being reviewed.

Landscape Report: Michael Philips

- Nothing to report. Quiet.

Recreation Report: Cyndi Carpine absent, comments read by David Walp

- Photos of cracks in the tennis courts have been sent to a resurfacing company to evaluate the need for repairs.
- The Sani-can at the courts was knocked over.
- Expect an upcoming survey that will give SLOA owners a chance to consider a variety of recreational activities being explored by the committee. Among the choices will be a third pickle ball court, a playground or bocci ball courts. Information is being gathered about the insurance requirements for each activity.
- SLOA has exhausted resources in trying to locate a contractor that is interested in installing the bocci ball court.
- The pool is on the off-season maintenance schedule. A heat pump needs to be replaced.

Green Belts Report: Bob Eichhorn

- Thanked those who use the greenbelts and clean up after themselves.
- No hazardous trees were removed this month.
- The first possible solution to the drainage problem on the 11th-tee has been made available. The engineering firm is currently exploring two less invasive options than the original analysis. The golf course is supporting Sunland in solving this issue.
- An ongoing irrigation issue at the main entrance off of Sequim Dungeness is still being investigated. The source of the problem has not yet been discovered. Sanford Irrigation has informed Bob that they now have the necessary personnel and resources to proceed with the project of initiating repair to the irrigation system at the front entrance. They will proceed over the next few weeks.
- If you find anything in the green belts that you are concerned about, call or email Bob.
- Looking at expanding the current recreational options so that owners can better enjoy the greenbelts.

Road and Safety Report: Jeff Norberg

- Speeding is an ongoing issue. We are looking into the option of purchasing two more speed signs at the cost of approx. \$6,000.00 plus installation materials
- There have been comments of putting in speed bumps and possibly a three way stop at Mt. Baker Dr. and Blakely Blvd.

RV Report: John Hammond

- 15 people are on the waitlist with 5 slots available.
- The gates have been left open and unlocked on numerous occasions.
- Rates will be going up in 2022. I will speak with Joanne Smith in regards to this later.
- The person living in the RV, Thomas, is a golf course employee who has a list of caretaking duties that he is required to complete daily. The area he is parked is not rentable to others due to its location
- The front gate lock was broken, but it has been replaced.
- The RV Lot budget has been split away from the general budget. The RV Lot is self-sustaining, with income and expenses being separate from the SLOA Budget.

Office Report: Lisa McCord

- The updating of owner contact information is in progress for the 2022 Directory
- The members only section of the website has expanded.
- Scholarship Donation request letters have been mailed
- Lisa completed a class in preparing meeting minutes

Old Business:

- 102 Ascot - continued problem with barking dogs. Will be discussed in the executive session.
- Fred Smith provided a letter in regards to the deer committee and management plan. As the herd continues to grow, the risk of personal damage to someone increases. If SLOA does nothing about the deer, then SLOA may be open to liability.
- Deer Planning: Only about 8% of the residents participated in the August survey for the Deer Management Plan. It is now advised to try non-lethal methods in the 2021 plan. More information can be gathered from the Deer Survey Committee. The board will look into alternative options for deer management, recognizing that the issue has not yet been resolved. There will be a work meeting to explore options.

Motion to reject Deer Management Plan as presented.

Motion passed, approved by 5 members present

Motion to dissolve the deer committee and thank them for their time and effort.

Presented by Bob, seconded by Joe. Approved by all members present.

Motion to write a letter of appreciation to DFW and Matt Blankenship for their support and recommendations.

Motion presented by Bob. Approved by all members present.

- Policy to clarify rules regarding animals and nuisances in the CC&R's: The policy is in reference to the feeding of wildlife, including bird feeder allowances and the prohibition of ground feeding. Violating this policy may result in a \$200.00 nuisance fine. The board will review the proposed policy and make a decision in another meeting.

New Business:

- Migrate meeting minutes to the members only part of the SLOA website.

Motion to move all Minutes to the Members Only section of the Sunland Website pending legal review.

Approved by all members present.

- There is a suggestion to make the Gathering Place available for garage and/or estate sales, etc. We will need to check with CPA for taxes and revenue reporting. Insurance liability is also a concern. The subject will be tabled to allow time to investigate the possibilities.
- While updating our website, it was suggested to use a new email system for the residents to contact board and committee members. This would allow for smooth transition between newly elected board members and their predecessors.
- The board will consider installing outdoor bulletin boards in various locations around Sunland to better help the residents access community information. This will be tabled until the board can explore options.

Comments:

- may be possible to help mitigate deer and other critters getting in the bird feeders if people took the feeders in every night.
- Be careful in your work discussion meetings to stay within the parameter of what is permissible according to the CC&R's.

EXECUTIVE SESSION

Issues discussed were in regards to fines liens.

Return from Executive Session

Motion to adjourn October BOD meeting.

Approved by all members present.