

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: November 15, 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, Mike Mullikin, Jeff Norberg

Members Excused:

Cindy Carpine

Comments

No Comments.

Motion to approve October BOD meeting minutes.

Motion made by Joe Rees, Bob E. seconds. Approved by all members present.

Committee Reports:

President's Report: David Walp

- An ad hoc committee comprised of David Walp, Jay Sakas and Ken Larson has been formed to review the Governing Documents and bring them into compliance with the Supreme Court Ruling that requires a return to the original 1971 CC&R's. The committee is prepared to share a draft copy of the revised Bylaws with the SLOA Board for comment and post review consolidation. Final draft will be sent for owner comment before approval.
- The second document to be reviewed with the same consideration will be the CC&R's and lastly the Rules and Regulations.
- Seeking community volunteers for committee vacancies in Architecture, Landscape, Greenbelt and RV.
- Thank you to Jeff Norberg for coordinating the informational Neighborhood Watch meeting.

Vice President: Jay Sakas

- Active with the ad hoc committee comprised of David Walp and Ken Larson formed for the purpose of reviewing the Governing Documents as described in the Presidents report.
- Met with Sue Forde (Dynamic Graphics) to discuss improvements to the SLOA website. Discussed options for developing a community accessible comment area.
- Met with Brian Pick to discuss website improvements. Domain name must be determined so that the new email system can move forward. The goal is for the board to be using the new system by the end of 2021.

- Composed letter to Matt Blankenship thanking him for his work on the Deer Study.

Communications: Jay Sakas

- Ongoing research into options for better community access to information, including outdoor weatherproof bulletin boards and electronic signage

Treasurer Report: Joe Rees

- Revenues show 101% due to prepaid 2022 dues.
- Expenses are at 80.2% - right on target
- Past dues are in range – Both owners in arrears are facing liens. Past due amounts were accrued in 2021, nothing accumulated from prior years.
- Late charges will start again in February 2022 for homeowners whose dues delinquent. The Covid restrictions that were put in place in 2021 regarding this penalty will no longer be applicable.
- Planning to expand the information included in the year-end Treasurers Report.

Architecture Report: Mike Mullikin

- Nine architectural requests in since last report.
- White Firs major concern. Tree fell on home on San Juan, extensive roof damage. Will send photos and Let's Communicate to encourage owners to address trees before they cause property or personal injury.
- Owner notified at 107 San Juan of a large dead White Fir. Owner is having tree removed.
- 125 Sunset Pl. – owner has been provided the name of service company to take care of the eradication of English Ivy and removal of battered fence.
- Currently turning attention toward identifying at risk trees, failing decks, fences, sheds, tattered flags, unmaintained driveways etc.

Landscape Report: Michael Philips

- Quiet.
- Monitoring home at 120 Emerald. The owner is working hard to bring property into compliance. Progress is being made.
- Request update on status of lien letters. Would like to proceed with B. L. lien

Recreation Report: Cyndi Carpine absent. Comments read by David Walp

- Motion detectors are working again at the courts. Hoping this will stop the tipping over of the Sani-Kan – has happened twice. Considering moving the unit closer to the motion detector.
- Will request extra security patrols at the courts by Security Systems Northwest.
- Faulty lock at court has been replaced.
- Roundup will be applied to court cracks when weather is appropriate.
- Pool water is clear

Green Belts Report: Bob Eichhorn

- Greenbelt storm cleanup has been underway - fallen branches from ongoing winds.
- Unexpected tree removal near 152 Sunset Pl. Fir tree dropping branches, damaging home. Towne and Country did a great job of safely removing the hazardous tree.
- Call in to Zenovic Engineering Requesting a status report on the solutions being explored to solve the stormwater runoff issue near the 11th tee box.
- Irrigation system repair at Taylor Blvd. is underway. All primary components have been located. Discovered substantial leak that is being addressed by the SWD. Weather permitting, Sanford Irrigation should be done by mid to late December.
- Irrigation leak at the tennis courts has been repaired.
- Damage to entrance due to serious auto accident on Nov.6, 2021. Approx. \$700.00 has already been spent for repairs to landscaped area. Bob will contact SLOA's insurance agency to report the incident. Case number has been given to SLOA by Clallam County Sheriffs office. Restitution has not been determined due to the ongoing investigation status.
- Focus is on 11th tee stormwater run-off solution, tracking the progress of the irrigation system repair at the entrance to Taylor and assisting residents as needed.

Roads and Safety Report: Jeff Norberg

- Two community members have recently received CERT (Community Emergency Response Team) certification.
- The first Neighborhood Watch meeting has taken place. 17 people attended.
- Security Services Northwest will credit SLOA for one night of patrol charges (\$50.64). Reason: A SSNW employee was discovered parked in his patrol car in the SLOA office parking lot, sleeping while on duty. The employee has been terminated.
- SSNW will be adding nightly patrols to check the diesel-powered Sunland Water District lift/pump stations due to their susceptibility to vandalism
- Two additional radar speed signs have been ordered. Traffic count and speed data will be available with the new technology.
- Four Neighborhood Watch signs have been ordered. They will be placed on the same signposts as the speed signs.

- Plugged culverts on Taylor have been a concern. It has been determined that a Clallam County crew will evaluate the problem areas and possibly vacuum out the culverts. Need to make owners aware that the County is responsible for plugged ditches, road mnt. etc.
- 2 letters have been sent to owners who have illegally parked vehicles.

RV Report: John Hammond

- 13 people are on the waitlist. One open space, which will be occupied on Nov. 1st.
- Working to transition to an electric hybrid lock system for the main lot gate that will require a code or the swipe of a security card. In the event of a power outage, a backup battery system will allow the entry pad to remain operable. The pedestrian gate will remain lock and key.
- 2022 will see a review of storage space numbers. No vehicles will need to be moved due to the review, although new signage and perhaps a new number will be clearly posted.
- Reminder to turn in key and inform the SLOA office if vacating a space.
- Rates will increase in 2022. Space with electricity \$250.00/yr. Space without electricity \$100.00/year.
- Requesting volunteers to form a committee to tackle weed control at the lot. Restrictions due to proximity to SWD limit herbicide choices.
- Standing water at the lot will be eliminated when the lot is regraded in 2023.

Office Report: Lisa McCord

- Gathering Place Group leaders will receive a newly designed reservation form on November 18th that must be turned in no later than Nov. 29th in order that the group's current reservation continues uninterrupted through 2022.
- Preparing to bill for annual dues. New system will see the invoice for RV rents separate from the HOA Dues invoice, both invoices will be mailed together.
- Scholarship donation checks coming in regularly, 60 received as of meeting date.
- Requested that a "live" Gathering Place schedule and reservation form be added to the Members Only section of the website. Waiting on quote from Dynamic Graphics. Will require Board approval.
- Gathering place and SLOA office carpets are scheduled to be cleaned.
- The audio recording of the SLOA Board Meetings will now include a time index for listener ease.
- Compiled the contact list for current relief agencies as required (RCW 64.38.100) to be included in the lien notification letter sent to homeowners. To be reviewed by the Board.
- Temporary help may be requested due to absence of second administrator (health concerns).

Old Business:

- Revised Bylaws- will be sent to the Board for comment on November 16th. Owner review and comment will be considered before final approval.
- Lien Letter Changes – Copies of the current lien letter in addition to the information required by RCW 64.38.100 is being reviewed by the Board for consolidation, at which time two pending liens will be filed.

New Business

- Storage Lot Security Upgrade – Purpose of new system will provide enhanced security and accountability. Electronic access will be at front entrance only, pedestrian gate will remain lock and key. New system will not be chain driven, cost prohibitive due to energy consumption and back up battery requirements should there be a power outage. Camera included in package with synced telephone notifications. Video will be on a 7-day loop. Storage shed for battery and tools are included in the proposed expense (approx. \$2500.00).
- Beginning in 2022, lot attendant, Thomas Matney, will be billed \$150.00 annually for electricity. His trailer is located at space 93B, an unrentable space. \$150.00 reflects the charge for electricity for any space in the lot.
- Greenbelt Budget Concerns –Expenses may run up to \$3000 over budget.
 - *11th tee drainage – Unbudgeted engineering and construction expenses \$3048.00 to date
Additional \$2,000.00 may be payable by year end
 - *Tree damage from October windstorm – Unbudgeted hazardous tree removal \$4340.00 (damage to home at 152 Sunset Pl. caused by falling branches determined need)
 - *Front Entrance Irrigation – Estimated at \$7,000.00, could potentially increase do to scope of job
 - *Front Entrance Repair - Auto accident November 6th – unbudgeted \$625.00
- Directors and Officers Policy – Vote to approve the change to a new carrier and subsequently pay the “bridge” amount that will carry through until the policy is up for renewal in April 2022. The new carrier comes at a savings of approx. \$1,000/annually

Motion to take insurance bridge until April and change carriers.

Motion presented by Mike Mullikin, second by Bob Eichhorn. Approved by all members present.

EXECUTIVE SESSION

Not required.

Motion to adjourn November 15, 2021 BOD Meeting. Approved by all members present.