

## SUNLAND BOARD OF DIRECTOR'S MEETING

Date: December 20, 2021

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

Jay Sakas, Joe Rees, Bob Eichhorn, Michael Phillips, Mike Mullikin, Jeff Norberg, Cyndi Carpine

Joining Remotely: David Walp

Members Excused:

John Hammond

### Comments

No Comments.

Motion to approve November 2021 BOD meeting minutes.

Motion made by M. Mullikin, B. Eichhorn seconds. Approved by all members present.

### Committee Reports:

President's Report: David Walp, presented by Jay Sakas

- Bylaws with consolidated changes are ready for the first reading and will be sent to Board Members for review/comment. Revisions should be submitted to David Walp for consolidation.
- Consolidated Bylaws will be presented at the January Board Meeting for Board approval.
- Thank you to Jay Sakas and Ken Larson for their efforts in preparing the revised Bylaw document.
- The ad hoc committee will review the CC&R's as the next step in the review of Governing documents.
- Thank you to Bob Eichhorn for decorating the Taylor/Sequim Dungeness entrance.

Vice President: Jay Sakas

Acting as Chairperson of the meeting. No report submitted.

Communications: Jay Sakas

Acting as Chairperson of the meeting. No report submitted.

Treasurer Report: Joe Rees

- Budgeted revenues at 101.3%
- Expenses at 86.7%
- Financially on target

Architecture Report: Mike Mullikin

- Eleven architectural requests in since November meeting.
- Plans for three new homes have been submitted, 2 approved, one pending.
- Three hazardous trees on Williams Pl. will be removed.
- Final approval given to new home on Discovery Ct. Deposit to be held until owner repairs damage to adjacent greenspace.

Landscape Report: Michael Philips

- Monitoring home at 120 Emerald Dr. The owner has been sent violation letter number 1 that requires cleanup of side yard.
- Lien filed – home on Madigan Pl. – propose that a recurring fine be applied every 30 days until the owner takes appropriate action to bring the property up to SLOA standards.

Recreation Report: Cyndi Carpine

- New motion activated light fixtures are up at the tennis courts.

Green Belts Report: Bob Eichhorn

- Greenbelt storm cleanup ongoing.
- Three trees and multiple limbs/branches removed due to storm damage.
- Taylor Blvd. entrance irrigation system has been repaired.
- The unused water meter at Taylor Blvd. entrance has been eliminated. This will save SLOA hundreds of dollars as SWD will no longer bill for the meter.
- Notified by SWD that there is another slow leak in the irrigation system at tennis courts. Location and repair will occur in the Spring/Summer when weather is more favorable.
- Sequim Dungeness/Taylor entrance damage from auto accident – contacted by driver's insurance company, Progressive. A comprehensive list of damages and incurred expense has since been submitted to Progressive for reimbursement.
- No further reporting from Zenovic Engineering on the 11<sup>th</sup> tee stormwater runoff problem. Data forthcoming.
- Budget overrun is likely due to Taylor Blvd. irrigation system repair running over bid, entrance landscape repair (auto accident), excessive greenbelt cleanup costs due to storm damage and the expense associated with locating the first reported leak in the Tennis Court irrigation system.

## Roads and Safety Report: Jeff Norberg

- Responded to resident on Ridgetop concerned with prowling/harassment issues. Recommended the purchase of motion lights and cameras. Offered to install if needed.
- Radar speed signs, Neighborhood watch signs and video security cameras are currently on order.
- Security Systems NW
  - Confirmed that patrol drivers will be asked to pass through the area at a slower speed.
  - Exploring options that will allow SLOA to collect security patrol data, time stamp, route etc.
  - Determining if GPS tracking available on some patrol vehicles can be programmed for use in Sunland.
  - SSNW has been in communication with the Sheriff's Dept. regarding home on Medsker Rd.
  - SSNW is considering a more patterned patrol schedule, resulting in less predictable route tracing
  - Will review the current use of the time spent patrolling Sunland versus the SWD facility stations and separate accordingly.

## RV Report: John Hammond

- 13 people are on the waitlist. 4 spaces vacant.
- RV that was damaged by tree (from Div. 17 greenspace) has been removed and the lot cleared of debris.
- Storage lot renumbering ongoing. Locate the new number on the white label at the rear of each space

### **Old Business:**

- Revised Bylaws- will be sent to the Board for comment on November 16<sup>th</sup>.
  - Owner review and comment will be considered before final approval.
  - A version of the revised version vs original will be distributed to board for comparison.
  - First read of bylaws tabled until January meeting.
- Wildlife policy – Suggest 100.00 fine per occurrence
  - Revisit the policy in January.
- Greenbelt overrun expected - approximately \$5645.00

Motion to use contingency funds to cover greenbelt overrun.

Motion made by C. Carpine, M. Phillips seconds. Unanimous approval.

### **New Business**

- Greenbelt contract renewal review. Mannor (GB maintenance.), Liggins Landscape (Taylor/Sequim Dung. regular maintenance), & Sunland Golf (mowing of lot 207)

Motion to approve contract renewals made by M. Phillips., Second by J. Norberg.

Unanimous approval.

- Request for RV parking exemption by owner in Division 17, as approved by Division 17. SLOA will send letter to homeowner stating approval of an allowance that they may park RV in driveway for the period of one month. RV to be used to house pet only, not for occupancy.

Motion to approve RV parking exemption made by M. Mullikin, second by M.

Phillips. Unanimous approval.

- Golf course is replacing signs at Fairway Dr./Taylor Blvd. intersection. Will replace Sunland sign for \$150.00

Motion to approve \$150.00 expense for new sign. Motion made by M. Mullikin,

Second by B. Eichhorn. Unanimous approval.

- Jess Taylor award nominations explored. Determined that owners will be asked for nominations annually, beginning in July. Recipient will be recognized at the Annual meeting. Immediate action will involve the Jess Taylor award for 2021 being announced in Jan. 2022. The

recipient will be determined by the SLOA Board. A letter of appreciation will also be presented to an individual whose efforts have been brought to the Boards attention.

Motion to approve presenting the 2021 Jess Taylor award in Jan. 2022, Motion made by M. Mullikin, second by M. Phillips. Unanimous approval.

- Violation Letters – Michael Phillips has revised trio of Violation letters and submitted them to board for review.
  - Violation letter review tabled until January.
- Ad hoc committee comprised of Bob Eichhorn, Joe Rees and Jeff Norberg was formed to review fines and penalties and develop a strategy/process for penalty escalation.
  - Findings will be discussed at January meeting.

#### **EXECUTIVE SESSION**

Required- personnel issues.

Motion to adjourn December 20, 2021 BOD Meeting. Unanimous approval.