

## SUNLAND BOARD OF DIRECTOR'S MEETING

Date: January 17, 2022

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

David Walp, Jay Sakas, Joe Rees, Bob Eichhorn, Mike Mullikin, Jeff Norberg

Members Excused:

Cyndi Carpine, John Hammond, Michael Phillips

### Comments

One owner comment.

Motion to approve December 20, 2022 BOD meeting minutes.

Motion made by J. Rees, B. Eichhorn seconds. Approved by all members present.

### Committee Reports:

President's Report: David Walp

- Updated Bylaws are ready for Board action/approval
- Wildlife Feeding Policy has been consolidated and is ready for Board action/approval
- Review of SLOA's governing documents will continue with the ad hoc committee focused on the CC&R's
- SLOA Board Calendar/Schedule presented by the office for Board review

Vice President: Jay Sakas

- Reviewed and modified the structure of the Rules and Regulations for fluidity, presented to Board for review/comment

Communications: Jay Sakas

- New email boxes have been established for Board members. Currently testing the system.

#### Treasurer Report: Joe Rees

- SLOA and RV Lot ran underbudget in 2021.
- RV Lot will be more clearly separated from SLOA in 2022 bookkeeping practice.

#### Architecture Report: Mike Mullikin

- Seven architectural requests submitted since December meeting.
- Two new home construction plans have been approved, pending the installation of yard lights.
- Deposit still being held for new home on Discovery Ct. until owner returns adjacent greenspace to pre-construction condition.
- Owner at 155 Horizon View notified by lot owner to the east that their fence needs to be moved to within their property line. Neighbors are working together.
- 125 Sunset Pl. agreed to remove decrepit fence. Is aware that a fine will be issued if the fence is not removed by February 28<sup>th</sup>.
- Resident sent email asking them to stop feeding deer. Made aware fine will be imposed if feeding continues. Activity seems to have stopped.
- Letter sent to 104 Madigan regarding the condition of roof. No response from owner. System of Fines will be applied after 30 days.

#### Landscape Report: Michael Philips

- Emerald Dr. owners have agreed to clean up side yard.
- Working with the ad hoc committee to develop a fine escalation system.

#### Recreation Report: Cyndi Carpine

- Tim Mannor contract renewed.

#### Green Belts Report: Bob Eichhorn

- Greenbelt storm cleanup ongoing.
- High wind damage caused one tree to be removed, along with major trimming of another.
- Taylor Blvd. entrance irrigation system has been repaired.
- Removed and stored holiday lights and décor from Sequim/Dungeness entrance.
- Still in negotiations with Progressive Insurance regarding the November 6<sup>th</sup> auto accident at the entrance.
- No further reporting from Zenovic Engineering on the 11<sup>th</sup> tee stormwater runoff problem. Data forthcoming.

Roads and Safety Report: Jeff Norberg

- Cleared a fallen tree on Sunset that was partially blocking the road.
- Reminded a resident that any road condition concerns, including snow/ice removal, are to be reported to the Clallam County Road Dept.
- Reminded resident to report burglary or illegal activity to the Sheriff.
- As agreed by Sunland Water Dist., SSNW will no longer be patrolling water district facilities. Time will instead be spent expanding Sunland patrol.
- Motorhome parking violation on Hurricane Ridge has been rectified.

RV Report: John Hammond

- 4 people are on the waitlist. 5 spaces vacant.
- Storage lot renumbering underway, scheduled for completion by April.
- Gate upgrade project should be completed in the 1<sup>st</sup> quarter with fence repairs, weed pulling and space line painting to follow.
  - Both virtual and onsite Gate training/instruction will be provided.

Office Manager: Lisa McCord

- Would like the Board to consider purchasing basic tablets for meeting use. Would reduce waste and save staff time when preparing packets for monthly meetings.
- Over 1/3 of 2022 HOA Dues received by Dec. 31 2021.
- Presented a calendar to the Board that will act as a yearly guide for routinely scheduled happenings/duties

**Old Business:**

- System of Fines
  - Ad-hoc committee has consolidated and drafted a revised System of Fines for Board review.
  - The draft will be sent to legal counsel before further action is taken.
- Website and document misalignment to be addressed
- Wildlife Policy Consolidation – will revisit in February
- Consolidated Bylaws ready for review

Motion to accept the revised Bylaws with the minor editorial changes as discussed and to bear a revision date of February 1, 2022 presented by B. Eichhorn, M. Mullikin seconds. Approved by all members present.

**New Business**

- First review of calendar presented by office

- Storage shed for RV Lot –
  - J. Hammond, D. Walp and M. Basel will consult with each other to determine the steps to move gate project forward
- Waiver of annual fees for serving Board members – no discussion

### **EXECUTIVE SESSION**

None required

Motion to adjourn January 17, 2022 BOD Meeting. Unanimous approval.