

## SUNLAND BOARD OF DIRECTOR'S MEETING

Date: March 21, 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, John Hammond, Michael Phillips, Cyndi Carpine

Late Arrival:

Jeff Norberg

### Comment

Two in person

One via email

Motion to approve February 22, 2022 BOD meeting minutes.

Motion made by J. Rees, M. Mullikin seconds. Approved by all members present.

### Committee Reports:

President's Report: David Walp

- Confirmation that the 1971 CC&R's are to serve as the current SLOA Governing Document. Legal counsel verified this to be true in 2019, referencing the 1994 Washington Court of Appeals case Shafer vs Sandy Hook Yacht Club, 76 Wash. App., at 274.

Vice President: Jay Sakas

- Met with B. Eichhorn to continue the work of consolidating the Governing Documents in preparation for posting to the website
- Exploring options for playground and dog park

Communications: Jay Sakas

- Better define working documents by utilizing cohesive revision and date reference on all pages

Treasurer Report: Joe Rees

- Delinquent HOA Dues – interest charges have been applied to delinquent accounts as well as late fees.
- Exploring option of opening a line of credit in advance of need. Cost of line of credit being weighed against the possible need

#### Architecture Report: Mike Mullikin

- Five Architectural requests submitted since February meeting. 4 approved, 1 pending.
- 121 Sunrise View – roots encroaching on sewer lines, in contact with property owner and SWD.
- 125 Sunset Pl. has been hand served regarding derelict fence and abandoned car. Fines have been applied.
- Approved plans for new construction at 127 Sunrise View.
- 110 Discovery Bay – Still holding deposit until adjacent greenspace is returned to pre-construction condition.

#### Landscape Report: Michael Philips

- 104 Madigan Pl.– no response from owner regarding notice of fine due to ongoing landscape violations. Fines have been applied and penalty escalation will continue.
- 211 San Juan – Compost bin still of aesthetic concern. Will continue to communicate with homeowner to reach a solution that is agreeable to neighboring property owner.
- 101 Harleman – Owners have cleaned up the debris along Taylor. Working to finish painting trim.

#### Recreation Report: Cyndi Carpine

- Interest from players to have Pickleball lines painted on the tennis courts. Tennis players with reservations would continue to have priority. Cost will be explored.
- Still monitoring cracks on the tennis court
- Will send community wide survey for opinion regarding options for future recreational offerings in Sunland
- Will schedule pressure washing and gutter cleaning of the pool restroom/storage building

#### Green Belts Report: Bob Eichhorn

- Requests for Bid for the stormwater runoff issue on the 11th fairway have been distributed to four companies for bid on the engineered plans presented by Zenovic Engineering.
- Resolved settlement with Progressive Insurance regarding damage to front entrance. Have started plans on performing repairs.
- English Ivy that was overtaking tree on Leslie Lane has been removed.
- Continued to work with SLOA President and Vice President on reformatting the SLOA Rules and Regulations so that they coincide with all Governing Documents on the SLOA website.
- Plan to meet with web designer to discuss updates to website.

#### Roads and Safety Report: Jeff Norberg

- Worked with T. Mannor to install two new solar powered radar speed signs.
- Re-installed the street sign across from the clubhouse
- New batteries for the existing radar speed signs have been ordered, including two for backup.
- Clallam County Roads Dept. cleared the ditch on Taylor Blvd.
- Sent email to Clallam County regarding asphalt degradation on Greenway/Horizon View/Hogans Vista. Waiting for response.

- Two names on wait list. Three vacant spaces.
- Gate replacement has been re-scheduled for June 2022.
- Bid for gate replacement came in over estimate. Will discuss overage with Board.
- Vendors for fence repair have not responded to SLOA's calls.

**Old Business:**

- Office space #3 – Insurance and legal consultation received regarding the potential renting of office space #3. It was determined that SLOA's non-profit status would not be affected. Insignificant increase to yearly insurance premium. D. Walp will provide a draft contract for the Board to review. Terms as follows, but not limited to - 6 mo. rental agreement then month to month indefinitely. The month-to-month agreement may be terminated by either party provided a 30-day notice (in writing) is given. Rate of \$350.00/mo. is based on local office space rental rates, utility costs and factoring in normal wear and tear. Tenant will be responsible for purchasing their own renter's insurance.

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**Motion to offer for rent Office Space #3 with, but not limited to, those terms as noted above.**

**Motion made by J. Hammond. Second by M. Phillips. J. Rees – not in favor. B. Eichhorn Abstained. All others present in favor.**

- Email System – New email system to go "live" on May 1<sup>st</sup>. SLOA BOD is to use interim to become familiar with the system. B. Pick will offer assistance as requested.
- Calendar by Lisa – Board Planning Calendar will be made available electronically for convenient access.

**New Business**

- Playground - J. Sakas presented two playground layouts and approx.. cost. Jay will work with C. Carpine in adding a SLOA playground to the Recreation Options survey. Dog park will also be included.
- Pickleball lines/tennis court – C. Carpine will include the option of painting pickleball lines on the tennis courts as one of the choices on the upcoming Recreation Survey.
- TV -Gathering Place – Purchase a TV to be mounted in the Gathering Place. For group and SLOA use.

**Motion to purchase a smart TV and wall mount to be installed in the Gathering Place.**

**Cost not to exceed \$1000.00. Motion made by B. Eichhorn, second by M.**

**Mullikin. Approved by all present.**

- RV Reserve Fund/Gate upgrade – Cost has increased approx. \$9000.00. Project will continue as planned with any overage to come from RV reserve fund at year end.
- Contributions to Reserve Account – Funds will be transferred from the operating checking account into the HOA Reserve Account as budget.

### **Executive Session**

- Personnel & legal issues discussed. No motion required.

Motion to adjourn March 21 BOD Meeting @ 5:48 pm, approved by all present.

