

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: April 18, 2022

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

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

Absent:

Mike Mullikin

Cyndi Carpine

Comment

Two in person

Motion to approve March 21, 2022 BOD meeting minutes.

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

Committee Reports:

President's Report: David Walp

- Rental Contract for office #3 has been presented to the prospective tenant.
- Reviewed website updates with B. Eichhorn before they were released for upload
- Continuing to utilize new email addresses for BOD correspondence.

Next Month

- Begin 2023 Budget planning.

Vice President: Jay Sakas

- Continue to utilize the new email address for BOD correspondence.
- Continue to explore the potential of adding a play structure for kids in Sunland.

Treasurer Report: Joe Rees

- Twenty individuals have HOA dues in arrears.
- Three fines and two liens outstanding.
- RV Lot Reserve account has been funded.
- HOA Reserve account has been funded.
- 2023 SLOA Budget planning packets have been distributed to Board members

Architecture Report: Mike Mullikin

- Ten Architectural Requests since last report. Eight approved, two pending.
- Two additional letters to residents for neglected roofs and/or exterior paint.
- Homeowner at 121 Sunrise View has been notified that cedar tree roots are interfering with sewer lines. Owner has further questions for the SWD before taking action. Two weeks have passed, owner has made no attempt to contact SWD.
- 125 Sunset Pl. derelict car and fence fines imposed. Prune provided quote to remove fence, owner has 10 days to respond. If no response, SLOA will proceed with fence removal at owner's expense.
- Still holding deposit until adjacent greenspace is returned to pre-construction condition.

Areas to Improve

- Proactive at identifying "at risk trees" and alerting homeowners to available options.
- Continue to identify:
 - Failing Fences, decks, roofs, sheds and driveways.
 - Faded and tattered flags.

Landscape Report: Michael Philips

- Owner resolution has been reached between two owners in Division 8 regarding compost bin enclosure. Both parties are satisfied with progress.

Recreation Report: Cyndi Carpine

- Swimming pool has been shocked and will be drained and refilled in the near future.
- Back Flow Prevention testing has been scheduled
- Continue to explore recreation options, including painting pickleball lines on one of the tennis courts. A survey will be sent to the community so that they may consider the various recreational opportunities being considered for future development.

Green Belts Report: Bob Eichhorn

- On site meeting with We-Dig-it and Jamestown Construction regarding the 11th tee drainage issue.
- Waiting to hear from Division 17 regarding permission to use the eastern area of their open space for equipment needs in addressing the 11th tee drainage issue.
- Plants and shrubs have been purchased for the repair at the Taylor Blvd. entrance due to auto accident damage.
- Met with webmaster and delivered packet outlining the changes that are to be made to the website.

Next Month

- Schedule working meeting to discuss 11th tee drainage issues.
- Continue to monitor and address greenbelt condition due to rain and windstorms.
- Plant greenery at Taylor entrance to replace the plants damaged in auto accident.
- Continue to respond to resident requests for assistance and information.

Roads and Safety Report: Jeff Norberg

- The final surface coat across the "ditch" on Talor Blvd. has been applied and proves satisfactory.
- Multiple street signs in Division 17 were knocked over, contacted the Sheriffs office and Road Dept. All signs were quickly re-set.
- The home at 941 Medsker continues to show progress from the cleanup efforts of owner/family.
- 100 Sunland Dr. – Sheriff notified of "graffiti" on window and door.

RV Report: John Hammond

- Four vacancies, one on wait list.
- Fence between the storage lot and SWD is leaning and will be addressed/repaired.
- RV Gate keyless entry upgrade preparation is ongoing
- Once installation is complete, training sessions will be offered to renters before new system is activated.

Old Business:

- Nominating Committee – J. Rees will chair the nominating committee whose purpose is to recruit future Board members. D. Walp to join the committee. Seeking others.
 - B. Eichhorn will send the office a list of residents to contact for possible candidacy.
 - J. Rees willing to field phone calls from potential candidates.
 - J. Rees will prepare a Let's Communicate calling for volunteers for the nominating committee.
 - D. Walp will consult legal regarding the potential to offer a "perk" to future Board members.
- 2023 Budget Planning – J. Rees distributed planning packet. Requested a preliminary budget number from each chair person by the May meeting.
- Playground – J. Sakas continues to pursue finding a suitable location for a Sunland play structure. The playground will be one of the options presented in the Recreation Survey that will be distributed via Let's Communicate in the near future.
- Pickleball lines on tennis court – C. Carpine will present the option of adding lines to the tennis courts as one of the recreational opportunities offered for consideration on the upcoming survey.
 - Discussion will continue after survey results gathered. No action will be taken prior to further discussion.
- Derelict Fence – Board has concurred that the removal of the fence at 125 Sunset Pl. can proceed as previously agreed upon and as was presented to the owner via a hand served letter.

New Business

- Security Patrol Viability – J. Norberg will present a survey to the community that asks how members perceive the value of the service overall.
- Terrorism Policy – J. Rees would like the Board to consider the value of the Terrorism Policy included in Sunland's Insurance package. This option is voluntary and those insured can opt out.

Motion to opt out of the Terrorism Insurance coverage as offered by All Century Insurance as billed through Fryer Insurance.

Motion made by J. Norberg, J. Sakas seconds. Motion approved by all present.

- Credit Card Services – J. Rees researching the option of allowing owners to use credit cards as payment to SLOA for dues, RV rent, etc. Will proceed with further research and work to implement the upgrade.

- Vice President, Jay Sakas has sold his home in Sunland. Options for continuing Board Service are as follows:
 - Remain on Board until year end.
 - Remain on Board until full term is served.
 - Appoint as Special Advisor to President, not eligible for vote, but can provide input
 - A motion will be passed at the next meeting that determines the future role of the current Vice President.

Executive Session (if needed)

- No session required

Motion to adjourn April 18 BOD Meeting @ 5:21 pm.

Motion made by J. Rees, J. Hammond seconds. Approved by all present.

