

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: May 16, 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, Cyndi Carpine

Members Excused:

Mike Mullikin

Comment

No owner comments.

Motion to approve April 18, 2022 BOD meeting minutes.

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

Committee Reports:

President's Report: David Walp

- Nothing reported.

Vice President: Jay Sakas

- Nothing reported.

Treasurer Report: Joe Rees

- Delinquent homeowner dues \$4841.00, continue to assess monthly late fees and interest charges.
- Continue to research the feasibility of SLOA accepting credit card payments. Will present the results to the Board for consideration at a later date.
- 2021 Audited Financial Statement should be available (Baker, Overby & Moore), by the end of July.

Architecture Report: Mike Mullikin

- New Home at 110 Discovery Bay Ct. – greenbelts must be returned to preconstruction condition as agreed upon by Armstrong Homes prior to build. If repair does not begin by June 30, 2022, the building deposit will be forfeited by Armstrong Homes.

Landscape Report: Michael Philips

- 111 Harleman home has sold. Architectural committee will need to contact new owner to address current issues.
- 120 Emerald – landscape work not yet complete, potentially weather related.
- 104 Madigan – Owner passed away. Hoping to contact executor of estate to ensure that they are aware of standing landscape violations and monthly fines.

Recreation Report: Cyndi Carpine

- Recreation Survey - 243 respondents. Vast majority vote to have pickleball lines painted on one of the tennis courts. Next step – obtain bids and present the information to the Board for further consideration.
- Recreation Survey shows dog park most popular choice for future recreational expansion. Location, maintenance costs and insurance considerations must be determined. These subjects will be explored and presented at a future meeting.
- Pay rates for pool staff – immediate budget review will be undertaken to determine the potential for increase in pay for pool staff.

Green Belts Report: Bob Eichhorn

- Greenbelt mowing and maintenance occurring as weather permits.
- Damage at Taylor/Sequim Dungeness due to auto accident – new plantings and irrigation system repair complete.
- Continue to work with web designer on site improvements, currently focusing on implementing “live” SLOA amenity calendars.
- Website cleanup and update efforts continue.
- Office Manager will be given full access to webpage by web designer in order that updates can be managed inhouse. Paperwork will be provided by web host and authorized by SLOA outlining the responsibilities and liabilities associated with providing access.
- Resident request for reimbursement for plants purchased for Division 17 entrance has been denied.

Roads and Safety Report: Jeff Norberg

- 891 Medsker – Property again in violation - 10 day notice was that the backyard is to be emptied of stored items. J. Norberg and M. Mullikin will revisit the home to evaluate progress.
- Security Survey – Survey results were in favor of security patrol in Sunland.
- Safety committee will focus on determining the value to cost ratio of the current system.
 - Options to be considered
 - expanding the service provided by Security Systems NW
 - Installing cameras – monitoring requirements are a major concern
 - Increased signage of Neighborhood Watch program
- Jeff will prepare a Let's Communicate to remind residents that home security is the responsibility of the homeowner. The message will include examples of security camera options that are readily available.

RV Report: John Hammond

- New keyless gate hardware installed – will be in effect July 1st
- Numerous keyless entry training sessions will be offered, the first being June 4th in conjunction with the Storage Lot weed pulling party.
- Owner must be in good standing with HOA dues and RV rents to retrieve new gate code
- Fence repair near water plant should be completed by May 16th. Next step will be moving the electricity to accommodate new fence.

Old Business:

- Board member incentive – Per diem dollar incentive for each meeting in which an acting Board member participates, via in person or remotely (Zoom).

Motion to approve a per diem incentive for Board members. Effective October 1st 2022, each Board member participating in the monthly SLOA BOD meeting, in person or remotely, will receive a per diem of \$25.00.

Motion presented by J. Sakas, second by J Hammond. Approved by all present.

- Delinquent Dues/Assessments – The Treasurer will compose a letter addressed to homeowners with delinquent dues. The letter will be mailed to those owners on June 1st, stating that if SLOA does not receive payment by July 1st, a lien will be placed on the property.

- Survey Results – next step is to gather costs and detail for the projects under consideration (pickleball lines on one tennis court and a dog park). Research results will be presented by C. Carpine at a future meeting.
- Nonresident board member – J. Sakas, current Vice President, is moving from Sunland. The SLOA Board will determine his future role.

Motion: Jay Sakas will stepdown June 1, 2022 and assume a roll as ex officio consultant to the recreation committee. John Wallace will assume the vacated directorship to serve out the 28-month term that Jay was elected to. Motion made by J. Norberg, 2nd by B. Eichhorn. Seven in favor, one abstained, one absent.

- 2023 Budget – Draft Budgets to be presented at June Meeting
- Board Nominating Committee – Chairperson J. Rees actively meeting with potential candidates.
- Stormwater Drainage Mitigation by 11th Tee – The Board agrees that the cost to benefit ratio to alleviate the drainage issue near the 11th tee does not warrant the expense. The Board acknowledges and appreciates the extensive research, time and effort put in by B. Eichhorn in securing the engineered plans and preparing bid requests.

New Business

- Write off's – In order to save staff time and reduce expenses, a policy to address any account balances under \$10.00, either owed or a credit due, will be written off annually as instructed by the Treasurer. The policy will require the Treasurer to report the dollar amount(s) to the Board. J. Rees will prepare a policy that further details the expectations and guidelines as stated in the motion below. The policy will be available for review prior to the June BOD meeting.

Motion: After an account becomes 90 days old, the Treasurer has the discretion to instruct the Office Manager to write off any accounts with balances under \$10.00. The Board member that oversees the RV Storage Lot will have the same discretion.

Any individual with a credit balance that has been written off will have one year to request the sum returned to them.

Motion made by J. Rees, second by J. Sakas. Approved by all present.

EXECUTIVE SESSION

None required

Motion to adjourn May 16, 2022, BOD Meeting. Unanimous approval.