

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: June 20, 2022

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

David Walp, John Wallace, Joe Rees, Mike Mullikin, Michael Phillips, Jeff Norberg,
Cyndi Carpine

Members Excused:

Bob Eichhorn
John Hammond

Comment

No owner comments.

Motion to approve May 16, 2022 BOD meeting minutes.

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

Committee Reports:

President's Report: David Walp

- 2023 Budget planning ongoing
- Off site Reserve Study has been initiated
- Insurance policy parameters for Foursome coverage under review
- An updated nonresident pool pass agreement with SGC has been signed

Vice President:

- Position vacant

Treasurer Report: Joe Rees

- Revenues at 95.2% of budget
- Operating expenses 33.2%, will increase with seasonal pool expenses beginning in June.
- Continue to explore options for SLOA to accept payment by credit card
- 2023 Budget planning ongoing

Architecture Report: Mike Mullikin

- 121 Sunrise – cedar tree compromising water/sewer lines. Owner has been contacted but no action taken. Letter sent stating that if the trees are not removed by July 31st the lot owner will be fined. Tree is also a threat to neighboring home due to the angle of growth.
- 117 Madigan Rd .– Owner at 111 Madigan Rd. would like to have dangerous trees cut down that are on the vacant lot adjacent to their home. Homeowner has attempted to contact lot owners. No response. Homeowner hired arborist to identify dangerous trees, of which six were determined to pose a potential threat.

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- SLOA will send a notice to the lot owners (117 Madigan Rd.) delivered by process server stating that lot owner must respond within 10 days of receipt and have the dangerous trees removed within 30 days. If this request is not met, SLOA will contract to have the work done and the cost will be passed on to the lot owners.
- 8 of the 11 homes that received letters regarding poor roof conditions have corrected the issue.
- Anderson Homes has delayed starting new construction on two homes whose plans were approved months ago. Because the 6-month deadline for new construction will not be met, the Architectural Committee has agreed to reset the start date.

Landscape Report: Michael Philips

- 104 Madigan – Owner deceased. Letter sent to Estate informing them of the ongoing violations and monthly fines that are accruing. No response.
- 207 Fairway Dr. – Vacant home, owner deceased. Attempts have been made to contact family/estate regarding condition of lot. Problems include excessive weeds and sheet rock debris
- 108 Southwestern – will be contacting owners regarding condition of yard
- 184 San Juan – Vacant lot. Will be contacting owner as in the past. Owner attempting to secure a yard maintenance service,
- 139 Horizon View – Lot overgrown. Need to send letter.
- 135 Horizon View – Vehicle parked in yard.
- 159 Horizon View – Overgrown lot. New owners. Only have a CA mailing address. Will mail letter.
- 102 Ascot – Weeds were killed with herbicide leaving 8" tall dead weeds. Will send letter to owner regarding lot conditions.
- 132 San Juan – Overgrown with weeds. Will follow up.
- Two vacant lots (Anderson Homes) on Kelsey Court are overgrown. M. Mullikin will reach out to his contact at Anderson to request lot maintenance.
- 151 Hurricane Ridge – Overgrown. Request contact information from office.
- 211 San Juan – Compost bin has been enclosed as described in the R&R's. Potted plants have been added with more shrubs to be planted. Neighbor at 120 Clallam not satisfied with results.

Recreation Report: Cyndi Carpine

- A tape kit will be purchased to lay out proposed pickleball lines on the tennis court.
- Tennis court will be sprayed for weeds.
- Irrigation leak at courts was repaired, another leak has since been discovered and will be addressed.
- Pool open, running on two heat pumps. New pump will be installed in the coming week.
- Water safety class for all pool attendants was conducted

Green Belts Report: Bob Eichhorn

- Getting bids to have parking lot on Foursome re-stripped. Request by D. Walp to have bid include the SLOA office parking lot.

- Lot #208 – Poor drainage. Requesting updated bids for French drain and drain rockery.

Roads and Safety Report: Jeff Norberg

- 891 Medsker – Letter sent registered mail citing 3 violations that must be corrected or fines will begin accruing in July.
 - If letter is not retrieved/signed for by homeowner, J. Norberg will hand deliver the notice himself.
 - Meeting to be set up with Sheriff to discuss further options
- Camera (cellular connect) ordered for Sequim/Dungeness entrance. Trial run for effectiveness.

RV Report: John Hammond

- 7 vacant spaces, no wait list.
- Gate upgrade complete.
- Weed pulling work party occurred along with gate code distribution events.
- Fence has been repaired.
- Septic has been pumped
- J. Hammond will continue to gather bids for a weed service maintenance program for the lot. Currently renters are responsible for weed control in their space.
- Plans to install a security camera at the gate.

Old Business:

- Write offs - Policy presented by J. Rees. Annually, upon the request of the Treasurer and/or RV Lot Chairperson and after the BOD has given approval, any account that has carried an outstanding balance, or credit, of less than \$10.00 for over 90 days is to be written off. A written request from the homeowner for credit reimbursement must be received by the SLOA Board within one year of the write off date at which time the Board will make the final determination.

Motion to approve the write off policy as presented and adapted by the SLOA BOD in an open meeting and approved by a majority of the Board of Directors. Motion made by J. Rees. Second by C. Carpine. Approved by all members present.

- 2023 Budget Initial Presentation – Request for further input from committee chairs. Inflation and future repairs must be considered.
 - Draft budget to be presented at July meeting.

New Business

- Homeowner suggested SLOA retain a service that will remove carcasses (deer, racoon, etc.) from homeowners property.
 - D. Walp will research and report back to the Board in July.

- John “Wally” Wallace has agreed to step into the role of VP through the end of the term.

Motion to appoint John Wallace to the position of Vice president through the rest of the 2022 term. Motion made by J. Norberg. Second by J. Rees. Approved by all present.

EXECUTIVE SESSION

- Personnel issues. No motion required.

Motion to adjourn June 20, 2022, BOD Meeting. Motion made by M. Mullikin. Second by M. Phillips. Approved by all members present.