

SUNLAND BOARD OF DIRECTOR'S
MEETING

Date: August 15, 2022

Location: Gathering Place, 135 Fairway Drive Sequim

Time: 3:00 pm

Board Members Present:

David Walp, Joe Rees, Mike Mullikin, Michael Phillips, Jeff Norberg, John Hammond, Bob Eichhorn, Cyndi Carpine

Joining remotely: John Wallace

Comment

Two owner comments.

Motion to approve July 18, 2022 BOD meeting minutes.

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

Committee Reports:

President's Report: David Walp

- Non-site visit Reserve Study completed and distributed to Treasurer and office for review.
- Met with mother of minor child regarding vandalism incidents at the SLOA Pool. A restitution plan is being negotiated.
- Worked on Annual Meeting package with the office.
- Thank you to Theresa Pick, office administrator, for her time with SLOA.
- Selection of applicants for administrator opening is in process.

Motion to approve hiring temporary office help until the vacant administrative position is filled.

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

Vice President: John Wallace

- Nothing reported

Treasurer Report: Joe Rees

- 98% of budgeted income received.
- Expenses at 50%
- 4 accounts with delinquent dues
- RV & HOA Reserve Funds have been transferred to SLOA operating account.
 - RV Reserves \$10,670.00 (gate upgrade)
 - HOA Reserves \$11,290.00 (SLOA pool heat pump)

Architecture Report: Mike Mullikin

- Since last report 12 Architectural Requests submitted, eleven approved, one pending.
- 100 Sunland Dr. – home sold at auction, new owner in process of cleanup, including tree removal
- 121 Sunrise – Owner has taken dangerous tree that was threatening neighbors home and the local sewer trunk
- 125 Sunset Pl. – owner in assisted care. Son has paid lien and fine charge(s) is cooperative and plans to cleanup land and home.
- 107 Madigan Rd. – Owner of 107 purchased adjacent vacant lot (111 Madigan). Plan to clear dangerous trees from lot
- 110 Discovery Bay Ct. – Armstrong builders will forfeit their \$500.00 building deposit to repair greenspace impacted during home build. \$500.00 will be moved into Greenbelt funds.

Landscape Report: Michael Philips

- 104 Madigan – Spoke with Bridge Builders, status unclear. BB plans to have property cleaned up in preparation of listing the home for sale.
- 207 Fairway Dr. – Weed whacked only.
- 184 San Juan – Lot has been weed whacked, needs additional work.
- 139 Horizon View – Fine letter sent. Owner has until 8/28 to provide a plan to remedy violations. If no response a fine will follow.
- 159 Horizon View – Overgrown lot. Has been weed whacked. Will need maintenance.
- 102 Ascot – Spoke with owner and confirmed with his contractor that owner did schedule yard work. Weeds have since been cleaned up in border, more work needs to be done. Contractor needs owner approval to proceed.
- 132 San Juan – No longer in violation.
- 151 Hurricane Ridge – Property has been cleaned up. SLOA waiting on invoice from Advantage. Once received, owner will be billed for the expense as well as applicable fine.
- 131 Ridge top – Brush piles removed. No longer in violation.

- 111 Prater – property was trimmed but is again in need of maintenance.
- 106 Ridgetop – Dead branches and weeds in front yard. Letter to follow.
- 117 Sunland – Wasp nest removed.
- 290 Taylor – Backyard needs work, vines growing under fence. Owner will remove blackberry bushes and pampas grass.
- 286 Taylor – Dying tree. Neighbors concerned it is a fire hazard.
- 180 Sunset – Front and back yards overgrown – letter to be issued.
- 174 Sunset – Front yard overgrown with weeds – letter to be issued.
- 190 Sunset Pl. -Front yard landscape issues- letter to be issued.

Recreation Report: Cyndi Carpine

- Pool:
 - Surveillance cameras installed.
 - Continue to work to get Wi-Fi installed and determine contacts that will monitor camera notifications.
 - Pool hours will not be extended.
 - New lounge chairs and tables (3) will be installed at the pool this week.

Motion to dispose of unused/unsightly pool cover.

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

- Courts:
 - In the future the courts will be professionally cleaned rather than maintained by volunteers.
 - Tape kit for tennis court pickleball line test has arrived. Currently on hold due to pickleball scheduling no longer an issue.
- Picnic:
 - Approximately 300 attended and/or volunteered at the picnic. Great time. Thank you to volunteers.

Green Belts Report: Bob Eichhorn

- Taylor Blvd. entrance – decorative bark applied, shrubs planted.
- Lot #208 (Cassalery/Hurricane Ridge Dr.) drainage improvement project should be completed in mid-September.
- Tennis Court irrigation enhancement– accepted bid from Sanford Irrigation. Work to be performed in September. Sprinkler adjustment included.
- Continued to improve or replace bollards at internal greenbelt entrances.
- Installed 130' long barrier fence along greenbelt behind 176 and 180 Sunland to prohibit unauthorized vehicular use and better identify private property. Fence not aesthetically pleasing, pulled posts and created a path with railroad ties in its place. Signs identifying greenbelt area will be installed as well.

- Will further trim trees and shrubbery along Sequim Dungeness north of Taylor Blvd. entrance.

Roads and Safety Report: Jeff Norberg

- Continue to finetune the placement of solar panel/motion activated camera at Sequim-Dungeness/Taylor Blvd. entrance. If camera proves effective, another will be ordered for the Sunland North entrance.
- 891 Medsker – Owner is incarcerated, mother is point of contact. Violation/Fine letter sent to owner and mother. Phone conversation with mother, explained that fines, interest and possibly a lien are forthcoming. Per neighbor requests, extended invitation to mother to meet with neighbors and a SLOA representative. No response from mother. Police activity at residence on a regular basis.

RV Lot- John Hammond

- Current occupancy rate 94%
- No wait list.
- Trail camera has shown no activity in previously noted trouble spot, camera will be relocated soon.
- Weeds were mechanically removed in July and sprayed with approved herbicide in August.
- RV Lot Rules and Regulations under review.
- Thank you to Mike Bresnahan for helping in the RV Lot.
- Fall activities:
 - Re-line spaces
 - Continue to evaluate security cameras
 - Continue to work with electrician regarding possibly converting spaces along outer perimeter fence from non-electric to electric.

Old Business:

- RV R&R's – working to clarify Rules and Regulations. B. Eichhorn will assist with cross referencing where necessary.
- 2023 Budget Proposal – Proposal presented by Joe Rees.

Motion to approve the 2023 proposed Budget. Budget to be included in the annual meeting packet.
 Motion made by J. Rees, seconded by J. Hammond. Approved by all present.

New Business

- RV Rate Increase – Based on recent Reserve Study findings, future expenses will include a new septic system, new gravel, and a new perimeter fence. Rate increase necessary for both long term and ordinary expenses and to fortify the RV Reserve Fund.

Motion to approve a \$50.00 per space rent increase in 2023.

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

- Annual Meeting Package – J. Rees will update the budget documents that are to be included in the annual meeting packet with YTD expense totals for both RV and HOA reports.

Motion to approve the annual meeting package once budget documents are updated by the Treasurer to include 2022 YTD totals.

Motion made by J. Hammond, second by C. Carpine. Approved by all present.

- Deer Crossing Signs – Resident suggested that SLOA install deer crossing signs. Roads and Safety will explore adding a sign near Sequim Dungeness/Taylor entrance.

EXECUTIVE SESSION

- None required.

Motion to adjourn meeting.

Motion made by J. Rees, second by C. Carpine. Approved by all present.