

SUNLAND ANNUAL  
MEMBERS MEETING

Date: September 19, 2022

Location: SGC Ballroom, 109 Hilltop Dr.

Time: 3:00 pm

Board Members Present: Dave Walp, Joe Rees, Mike Phillips, John Hammond, Bob Eichhorn, Cyndi Carpine, Mike Mullikin, Jeff Norberg

Joining Remotely: John Wallace

**Comments**

4 owner comments

Motion to approve September BOD meeting minutes.

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

**Committee Reports**

President's Report: David Walp

- Thank you to all association members, staff and board members, both continuing to serve and whose terms are now completed.
- Has been a privilege to have served as President, will remain on Board in a different capacity for another two years

Vice President's Report:

- Nothing reported

Treasurer Report: Joe Rees

- HOA expenses at 69%
- Reserve Fund: 25% funded (industry standard 70%)

Projected status: End of 2022	35% funded
Projected Status: 5 years	50% funded
Projected Status: 10 years	60 – 70% funded
Projected Status: 11 Years and beyond	maintain account
- The RV has its own reserve fund and is self-sustaining.
- 2021 Audit was completed and is available in the SLOA office for review.
- Credit card processing system has been established and should be a payment option for association members no later than November 2022.

#### Architecture Report: Mike Mullikin

- Approximately 200 Architectural Requests come in each year.
- White Firs can still be felled without Architectural Approval.
- New fence policy for front yards has been submitted to the Board for review.

#### Greenbelt Report: Bob Eichhorn

- Trimmed trees along Sequim Dung. Blvd., north of Taylor Blvd. entrance
- Continue to wait for contracted work to begin:
  - Tennis court irrigation expansion
  - Striping of Foursome parking lot
  - Installation of drainage system in Lot #208
- Continued with greenbelt cleaning-up and mowing
- Finalized transition document and guidelines for incoming Greenbelt chair.
- Appreciate time served on the Board.

#### Next Month Activities (planned)

- Continue to monitor and address greenbelt concerns
- Transition roll to incoming Chairperson

#### Landscape Report: Michael Phillips

- Since last report progress has been made on three lots that were in violation.
- 6 properties remain in violation and are facing potential fines

#### Recreation Report: Cyndi Carpine

- Approximately 100 people visited the pool each day
- Two heat pumps will be replaced in the coming year
- Security cameras have been installed at the pool
- Approximately 270 people attended the annual SLOA picnic
- Will work to ensure a smooth transition for new Recreation chairperson

#### Roads and Safety Report:

- Additional security cameras will be placed at each Sunland entrance as budget allows
- Continue to research security options – cost to service value
- Continue to monitor Medsker Rd. property. Fines will continue to accrue.

#### RV Report: John Hammond

- 8 spaces available, 95% occupancy
- New electric gate is working as intended
- RV Lot will begin to receive 4 applications of citrus herbicide annually
- Rate increase of \$50.00 per year, per space – Will ensure that the balance of the RV Reserve Fund will be fortified in anticipation of future expenses, including perimeter fencing, septic system upgrade, new gravel, tree removal and electrical refurbishment. The considerable rise in cost for daily operations due to inflation was also a contributing factor.

### **Old Business:**

- Fence Policy: verbiage change will state that: Fence support posts, unless an integral part of the fence design/pattern, shall be on the inside of the fence. In addition, the amended policy will allow the Architectural Committee to entertain requests for decorative front yard fences no higher than three feet.

Motion to accept amended fence policy.

Motion made by B. Eichhorn, second by J. Rees. 8 approved, 1 opposed.

### **New Business:**

- Consider adding a 10<sup>th</sup> director to the BOD  
Motion to delay discussion regarding adding a 10<sup>th</sup> director to the Board until the October meeting.  
Motion made by J. Rees, second by C. Carpine. Approved by all.
- Political Signs:
  - Reaffirmed that election signs may stay up after the primaries for any registered candidate who is moving on to the general election. All signs must be removed the day after the general election.

### **Election Results:**

Total Returned Ballots: 294

- Ratification of the Budget: The 2023 Budget has been ratified as approved by the Board and voted upon by the members as follows:  
Ratify: 264  
Reject: 30
- By-Law Change: The change in the Bylaws has been ratified as approved by the Board and voted upon by the members as follows:  
Ratify: 255  
Reject: 21
- Audit or Financial review: A Financial Review will be carried out in 2023 as approved by the Board and voted upon by the members as follows:  
Audit: 86  
Review: 187
- Candidate Election Results as voted upon by the members:  
Kathy Renehan: 198  
Erik Skogsberg: 222  
Jeremy Long: 214

Motion to adjourn the September annual Membership Meeting.

Motion made by C. Carpine, second by M. Mullikin. Approved by all.