

SUNLAND BOARD OF DIRECTOR'S  
MEETING

Date: October 17, 2022  
Location: 135 Fairway Dr  
Time: 3:00 pm

Board Members Present: Dave Walp, Joe Rees, Mike Phillips, John Hammond, Erik Skogsberg, Kathy Renehan

Board Members Absent: Jeff Norberg, John Wallace

Joining Remotely: Jeremy Long

**Comments**

No owner comments.

Motion to approve September BOD meeting minutes.  
Motion made by D. Walp, second by M. Phillips. Approved by all members present.

**Committee Reports**

President's Report: John Hammond

- Thanks to Previous president and his diligence in leading SunLand
- Welcome to new Board members and thanks for joining

Vice President's Report: John Wallace

- Nothing reported.

Treasurer Report: Joe Rees

- 2 accounts with unpaid dues
- Operating expenses are at 69% of budget
- Income on track with the exception of transfer fees that have not hit projected mark due to Sunland home sales falling short of budgeted expectation.
- Recap of the purpose of accounts:
  - Operating account: costs associated with normal daily operations
  - Reserve Account: used for long term major costs associated with the repair, replacement, and maintenance of equipment/assets. The reserve account is not

to be used for the purchase of new equipment/assets unless that item is currently represented as a line item in the Reserve Study.

#### Architecture Report: Dave Walp

- 10 architectural requests this month, 8 approved, 2 pending
- Newly formed Architectural Committee
  - David Walp, chair
  - Mike Mullikin, member
  - Gary Blankenship, member
- Zones have been established for each committee member to oversee.
- Architectural Forms require signature approval from the Committee Chair as well as committee member assigned to the request
- Landscape collaboration with Michael Phillips and property owner concerning tree removal at multiple properties.
  - An arborist will be consulted prior to committee approval

#### Landscape Report: Michael Phillips

- Several long-term problematic properties have made good progress since last meeting
- The Architecture Committee and Landscape Committee will work together to address Kelsey Ct. tree concerns
- Continue to monitor properties in violation and issue applicable letters and/or fines.

#### Greenbelt Report: Kathy Renehan

- Brett's Stump Grinding will take care of the three tree stumps in the grass pool parking area. Estimated cost \$300.00 - \$400.00
- Tennis court irrigation expansion has been completed.
- New drainage system at Lot 208 has been completed.
- Vendor has postponed the striping of Foursome parking lot until next year
- Continue to improve bollards at greenbelt entrances. Will make adjustments to Leslie Lane barrier due to recent tree removal

#### Next Month Activities (planned)

- Irrigation will be turned off for the season in November
- New LED Christmas lights will be installed at the Taylor/Sequim Dung. entrance in November
- Plan to replace failing picnic table at pool

#### Recreation Report: Erik Skogsberg

- Studying results from recreation study
- Getting familiar with the Recreation chair responsibilities

#### Roads and Safety Report: Jeff Norberg

- Installed video surveillance & deer/fawn crossing signs throughout Sunland
- A surveillance camera has been installed at the Sunland North entrance
- Working to repair the streetlight at the intersection of Taylor/Sunland Dr.
- Fined Sunrise View owner whose tenant does not keep their dog on leash. Several complaints received. Fine is non-contestable.
- Suspended fines for 891 Medsker Rd due to owner correcting parking violation as well as showing progress in the removal of “junk” from the yard. Owner understands that if a complaint is received, fines will commence.

#### RV Report: Jeremy Long

- A tenant backed into a receptacle at the lot. Double D has completed repairs. Invoice will be sent to the tenant with a copy to SLOA.

#### **Old Business:**

- Add a 10<sup>th</sup> member to the board:
  - Discussion deferred until November meeting.

#### **New Business:**

- Sunland Golf Course:
  - Representatives from Columbia Hospitality (currently in negotiation to purchase the course) would like to introduce themselves to the SLOA BOD. BOD will invite them to give a short presentation at the November meeting.
  - SLOA will determine if there is interest in forming an ad hoc committee to explore SLOA and SGC relations
- Wildlife Trapping:
  - Resident has expressed concern over the increasing number of raccoons that regularly dig holes in her yard. She has resorted to trapping them herself.
  - Resident was informed that trapping raccoons is illegal unless done by a licensed trapper.
- Technology:
  - Encourage formation of an ad hoc committee to explore the future of technology in Sunland. Focus on integrating systems for efficiency and cost to value over long term.

- E. Skogsberg and M. Phillips will start discussion
- Pier Diem Payment:
  - Per diem payment to Board members will occur quarterly.
- Office Door:
  - Need to upgrade to commercial door. John Hammond will gather bids.

### **Executive Session**

- Topic: Financial
  - No motion required

Motion to adjourn the October Board of Directors Meeting.

Motion made by J. Rees, second by Michael Phillips. Approved by all present.