

SUNLAND BOARD OF DIRECTOR'S
MEETING

Date: November 21, 2022

Location: 135 Fairway Dr

Time: 3:00 pm

Board Members Present:

John Hammond, John Wallace, Joe Rees, Dave Walp, Mike Phillips, Erik Skogsberg, Kathy Renehan, Jeff Norberg, Jeremy Long

Comments

- Mark Knowles, Sunland Golf Club
- Dave Williams, CH Investment Fund

Motion to approve October BOD meeting minutes.

Motion made by D. Walp, second by K. Renehan. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Clean up of Sunland continues after winter storms.
- SLOA Board continues to advocate for homeowners to remove all white fir trees for safety concerns. Contact SLOA Architecture if you would like assistance in identifying the species
- Working to revise employment contracts and time off policies for SLOA paid employees.

Vice President's Report: John Wallace

- Nothing reported.

Treasurer Report: Joe Rees

- 2 accounts with unpaid dues
- Operating expense currently at 86% 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
- Banking – Suggest SLOA consider revising the current bank account structure in order to maximize earnings while staying within the \$250,000 federal insurance limit

Architecture Report: Dave Walp

- One architectural request approved this month – fence
- Numerous requests approved some of which SLOA required consultation with an arborist before approval
- Architectural committee continues to discuss tree removal and future fence and building projects
- Talked with SLOA Greenbelt Chair, Kathy Renehan in addition to a representative from Sunland Water District, to discuss the Districts plans for replanting the area surrounding the reservoir on Sunset Pl.

Areas to Improve:

- Continue identifying at risk trees
- Concentration on failing fences, decks, and roofs i

Landscape Report: Michael Phillips

- Several homeowners have received, and paid, fines associated with landscape violations yet have not corrected the offense. Fines will continue and escalate as outlined in the System of Fines.
- Will continue to monitor properties of concern
- Would like to explore the possibility of having an arborist on retainer

Greenbelt Report: Kathy Renehan

- The pool parking lot stump removal project is on hold so that future possibilities for the area can be considered
- The Rhododendron that blocked the site line to the north on Sequim Dungeness has been moved.
- PMA services installed new Christmas lights at the Sunland entrance
- Greenbelt cleanup continues
- Will be involved in future discussions regarding potential of a dog park or playground in Sunland as they pertain to Greenbelt areas.

Recreation Report: Erik Skogsberg

- Met with previous recreation chair to help better understand chair role
- Continue to explore past survey results regarding owner interest in a dog park and/or playground

- Would like to explore possible recreational opportunities with golf club

Roads and Safety Report: Jeff Norberg

- Streetlight at Sunland and Taylor
 - For expediency and due to the complicated nature of the project an electrician will be scheduled to repair the light
- Neighbors and law enforcement met concerning the disturbances at 891 Medsker Rd.

Results:

- Three Sheriff's deputies, SLOA Safety and the SLOA Landscaping Committee chair all spoke with the owner at his Medsker residence. The owner has one week to show progress in cleanup of the property or fines will commence.
- Neighbors have since reported progress

RV Report: Jeremy Long

- The gate/fence has been repaired
- Will be exploring options to prevent future damage to both the gate and perimeter fencing.

Office Report: Lisa McCord

- Many large projects have reached completion:
 - Scholarship letters were prepared and distributed
 - Statements prepared for USPS mailout. Will postmark the date of meeting.
 - All Contact Forms collected since the election have been processed and systems updated.
 - Gathering Pl. 2023 group reservations have been secured with minimal conflict
- Contacted the attorney of prior owner of 100 Sunland Dr. to submit the request for payment of the prior owner's delinquent balance with Surplus Funds from the Trustee's Sale.
- Exploring HOA specific software to better manage the SLOA office and community relations

Old Business:

- No old business

New Business:

- Trees

- SLOA is limited to what it can require of owners regarding trees on private property
- The Board encourages owners to contact an arborist to assess their trees to determine the trees health and address safety concerns
- The Board continues to encourage owners to remove white firs

- Theme
 - With an eye toward the future consider adopting an annual community theme for all of Sunland to embrace.
 - Themes act to unify the community and can play a part in budgetary planning
 - Possible themes will be discussed at the December meeting

- HOA Software
 - Annie Phillips is acting as a consultant in the exploration of HOA management software
 - Developing a comprehensive outline of management needs vs product compatibility and cost
 - A presentation will be presented to the Board before the findings are brought to open session.

- WI-FI ad hoc committee
 - Exploring options for improving internet service in Sunland
 - What can SLOA do to adapt to the increasing demand?
 - How can we utilize technology in our quest to improve community security?
 - Consider the infrastructure necessary to keep Sunland able to stay connected in the event of a catastrophic event
 - PUD and future infrastructure needs within Sunland will be discussed at an upcoming meeting between ad hoc committee member E. Skogsberg and the PUD

- Playground and/or dog park
 - Opening the discussion to determine a possible location for a Sunland dog park or playground. This is the first step in a multistage exploration of the associated requirements, rewards and consequences either possibility would bring to the community.
 - Encourage comment and conversation from the community

- Bank relations
 - All six of Sunland's bank accounts are at First Federal. Often the combined deposits exceed the \$250,000.00 Federally insured maximum per financial institution.
 - There is an opportunity to substantially increase interest income and keep accounts within the Federally insured limits by banking with more than one institution.

Motion to withdraw certain funds from First Federal Bank in order to open three new accounts at 1st Security. Primary operating checking will remain at First Federal. Accounts will be established at 1st Security as follows:

Transactional checking: opening deposit \$3,000.00.

Matured, preserving Value CD to be transferred to 1st Security, amount \$12017.30

Contingency Fund transfer to 1st Security, opening balance: \$32,000.00

Motion made by D. Walp, second by E. Skogsberg. Approved by all present.

- Off-leash regulations
 - Consider clarifying the SLOA policy to better define off leash allowances as they relate to the Clallam County ordinance
 - What defines "otherwise restrained"
 - Further exploration/discussion will continue at the December meeting.

Executive Session

- Topic: Personnel
 - No motion required

Motion to adjourn the November Board of Directors Meeting.

Motion made by D Walp, second by J. Long. Approved by all present.