

SUNLAND BOARD OF DIRECTOR'S MEETING

Date: December 19, 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

Excused: Jeremy Long

Comments

- Annie Phillips: HOA Software presentation
- Owner Comments:
 - Howard Harrow: RV gate security concerns

Motion to approve November BOD meeting minutes as amended.

Motion made by D. Walp, second by M. Phillips. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Storm cleanup continues

Vice President's Report: John Wallace

- Nothing reported.

Treasurer Report: Joe Rees

- Revenue at 102%
- Operating expense at 92.9%
- 2023 pre-paid RV rent \$2,425.00
- 2023 pre-paid HOA Dues \$30,500.00
- Credit card payment option is now available to owners
- 1st Security Bank – 3 new accounts opened with balances of
 - Checking: \$3000.00
 - Pres. Value CD : \$12000.00
 - Contingency Fund: \$32000.00

Architecture Report: Dave Walp

- Several requests for tree removal related to recent windstorms were approved
 - One request denied - owner must consult with arborist due to the seemingly healthy condition of the tree before SLOA will approve its removal.
- Ridgetop Pl. vacant lot – plans will be submitted in 2023 for new home build. Owner has been advised to identify trees that they wish to remove at the time building plans are submitted for review
- Approved return of building deposit for completed new home construction on Hogans Vista. Landscaping project will be finished in Spring.

Landscape Report: Michael Phillips

- Continue to monitor problem properties. Fines continue to accrue for those properties that remain in violation.

Greenbelt Report: Kathy Renehan

- Greenbelt storm cleanup continues
- Three more trees have fallen due to the extreme weather

Recreation Report: Erik Skogsberg

- Will meet with Joanne Yerkes regarding her roll in scheduling pickleball court time
- Had conversation with Ken Hays, Clallam County PUD Commissioner, regarding potential advancement/internet connectivity improvements for SLOA
 - Mr. Hays will be in attendance to provide comment at the January SLOA BOD meeting
- Consider conducting a new survey to identify recreational opportunity interests in Sunland
 - Ask respondents to prioritize projects with ranking system
 - Explore options to ensure the survey reaches all SLOA homeowners
 - Door to Door
 - Online

Roads and Safety Report: Jeff Norberg

- Medsker Rd. owner has made progress with cleanup of yard
 - 2nd fine issued for animal off leash
- The streetlight posts throughout Sunland are beginning to fail due to rot.

- Greenway and Hogans Vista sign fell during recent storm. Expense to replace failing posts must be considered in future budget planning.
- The light at Sunland and Taylor Blvd. has not been repaired. Multiple electricians have been contacted but have not responded.
 - Will contact PUD to determine if they will replace the panel (previously purchased by SLOA) at SLOA's expense
- Will order speed limit signs to be placed on the poles on which speed radar signs are currently installed.

RV Report: Jeremy Long

- Nothing to report

Office Report: Lisa McCord

- Continue to train McKenzie to operate QuickBooks
- New office door installed
- Beginning to compile information for 2023 taxes

Old Business:

- Jess Taylor Award: Recipient has been selected and will be announced at the January meeting.

Motion to order plaque and gift card for Jess Taylor Award recipient.
Motion made by D. Walp, second by J. Rees. Approved by all present.

- Personnel Issues:

Motion to approve personnel issues as discussed in executive session:
Motion made by J. Rees, second by J. Norberg. Approved by all present.

- HOA Software
 - Office will coordinate a presentation by vetted HOA software providers so that the Board is able to evaluate program features as well as determine their cost to value ratio
 - Board will make a decision regarding HOA software platform no later than the end of the first quarter of 2023

- Security Patrol:
 - Does monthly contract expense match the value of service provided by SSNW?
Motion to reevaluate the current security contract before opting to renew it in January.

Motion made by J. Wallace, second by K. Renehan. Approved by all present.

- Add a 10th Board Member to the SLOA BOD

Motion to add a 10th position to the Board.

Motion made by E. Skogsberg, second by K. Renehan. 3 approved, 3 opposed, 1 abstained, 1 absent. Motion did not pass.

New Business:

- Harleman Dr. Issues:
 - Home with multiple trash bags lined up outside – owner has valid explanation and will have the bags removed as soon as possible.

Executive Session

- No session necessary

Motion to adjourn the December Board of Directors Meeting.

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