

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
January 2023

Date: January 17, 2023
Location: 135 Fairway Dr.
Time: 3:00 pm

Board Members Present:

John Hammond, John Wallace, Joe Rees, Mike Phillips, Erik Skogsberg, Kathy Renehan, Jeff Norberg

Excused: Dave Walp, Jeremy Long

Comments

- Owner Comments:
 - Lloyd Taylor: Bylaws

Motion to approve December BOD meeting minutes.
Motion made by J. Rees, second by M. Phillips. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Upcoming projects:
 - Amenities and utilities community survey
 - Frequently Asked Questions (FAQ) page in development for print and web
 - Addition of community bulletin board at SLOA office
 - Computers for residents to utilize at SLOA office/Gathering Place
 - Continue to research HOA management software

Vice President's Report: John Wallace

- Nothing Reported

Treasurer Report: Joe Rees

- 2022 HOA Year End
 - Income – 2.5% over budget
 - Expenses – 0.1% under budget
 - Reserve Contribution: \$23,500
 - Surplus Funds: \$6,329.00

Treasurer cont.

- 2022 RV Storage Lot Year End
 - Income – 3.2% under budget
 - Expenses – 8.8% over budget
 - Operating Loss: \$3,522.00
 - Operating loss attributed to rental income as less than budgeted
 - Weed control restrictions resulted in significant cost increase
 - 2023 RV Budget took these factors into account
- Credit card payment program has been implemented and utilized by owners
- Financial assets have been diversified by utilizing more than one bank
 - Results in double the amount of FDIC coverage
 - Results in a higher rate of return on SLOA funds
- Reserve account contributions will increase as budgeted in 2023

Architecture Report: Dave Walp

- 3 tree removal requests
- 1 fence approval
- 185 Sunset Pl: ongoing issues regarding fencing and property line
 - Suggested owner work with neighbor to address concerns, informed owner that a survey is advisable.

Areas to improve:

- Identify at risk trees
- Other areas of concentration are failing fences, decks, and roofs

Landscape Report: Michael Phillips

- Two properties remain in violation despite ongoing fines – both escalated to 200% of original monthly penalty.
 - Horizon View property, consider revoking RV Lot privileges until violations are addressed.
 - Property on Sunset will be notified via USPS of escalation in monthly fine.
- Harleman Dr. – owner will receive violation letter #1 regarding bagged yard debris on property.

Greenbelt Report: Kathy Renehan

- Nothing to report

Recreation Report: Erik Skogsberg

- Researching future recreational opportunities for Sunland
 - Community wide survey in development
- Becoming familiar with winter pickleball signup and supply needs

Roads and Safety Report: Jeff Norberg

- Streetlights scheduled for repair Feb. 16. 2022
 - Intersection Greenway Dr. and Hogans Vista
 - Intersection Sunland Dr. and Taylor Blvd.
- Speed limit signs – 6 have been installed, six on order

RV Report: Jeremy Long

- No report

Office Report: Lisa McCord

- Directories will go to printer January 23
- 90-day review for M. Pick is scheduled
- HOA software conclusion will be presented to the Board at the end of the month

Old Business:

- Jess Taylor award goes to Brian Pick

New Business:

- FAQ page: J. Hammond
 - Developing a SLOA FAQ page for website
 - SLOA Board and office to submit topics to President no later than Feb. 1st
- Survey Content: J. Hammond
 - Include internet service satisfaction as a topic in the upcoming survey. Other related survey questions to President by Feb. 1st
- Community Bulletin Board: J. Hammond
 - Outdoor community bulletin board at SLOA office, wall mounted and lockable.

Motion to allow the purchase and installation of an outdoor community bulletin board at the SLOA office. Budget \$1000.00

Motion made by J. Wallace, second J. Norberg. Approved by all present.

- Computers for resident use: J. Hammond
 - Consider purchasing tablets (or other similar devices) to offer those without internet access/computer, the ability to use the device(s) during designated hours at the SLOA office
 - Ad hoc committee formed by Michael Phillips and Erik Skogsberg, will expand on idea and gather information for future discussion.
 - Location/accessibility
 - Hours
 - Restrictions
 - Volunteer led training

- Non-resident use of pool: J. Hammond
 - Prior to 2020, non-resident members of the Sunland Golf Club could purchase a seasonal pool pass from SLOA for \$150.00. The least costly membership at SGC was an annual social membership, at a cost of \$350.00.
 - In recent years, SGC made available a 3-month summer membership, at a cost of \$150.00. This increased Sunland's sales of non-resident pool passes and resulted in SLOA residents having limited access to the pool due to capacity restrictions.

Motion to eliminate the sale of non-resident pool passes.

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

- Preliminary review of operating cash: J. Rees
 - Dec. 31, 2022 Operating Cash Balance, less HOA & RV prepayments, resulted in a cash carryover of \$54,361.00
 - Preliminary recommendation for distribution *note to delay decision until conclusion of potential HOA Software purchase*
 - Preliminary Distribution Recommendation:
 - 10% to 2023 HOA and RV Lot expense budgets
 - Raise contingency fund balance to \$34,800.00
 - Remaining amount to HOA Reserve Account

- Reserve Account Funding: J. Rees
 - HOA Reserve \$37,000.00
 - RV Reserve Fund \$13,583.00

Motion to approve the transfer of funds to the respective reserve accounts as recommended. The Office Manager is authorized to complete the transfer.

Motion made by J. Rees, second by E. Skogsberg. Approved by all present.

- Additional Board Member: J. Hammond
 - Until further discussion regarding possibly adding a 10th member to the SLOA BOD, the President will form a committee to assist with ongoing projects.

Executive Session

- No session necessary

Motion to adjourn the January Board of Directors Meeting.

Motion made by J. Rees, second by E. Skogsberg. Approved by all present.