

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES  
March 2023

Date: March 20, 2023  
Location: 135 Fairway Dr.  
Time: 3:00 pm

Board Members Present: Joe Rees, John Hammond, Michael Phillips, Kathy Renehan, Jeff Norberg, Dave Walp, Jeremy Long

Excused: John Wallace

Joined Via Zoom: Erik Skogsberg

**Comments**

- Owner Comments:
  - None

Motion to approve February BOD meeting minutes.

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

**Committee Reports**

President's Report: John Hammond

- Nothing to report

Vice President's Report: John Wallace

- Nothing to report

Treasurer Report: Joe Rees

- Income at 87% of budget
- Expenses at 22%
- RV lot income slightly below projections due to delinquent accounts
- Phase two of SLOA's funds diversification plan is in progress

#### Architecture Report: Dave Walp

- 4 requests approved since last meeting
- Consulted and concurred with Div. 16 regarding their plans to remove trees and sidewalks along Foursome Dr. Sidewalks will be replaced with grass and other plantings. The irrigation system will be upgraded accordingly.
- Provided Div. 16 a copy of the MOU from Div. 17 as a guideline for creating a similar agreement.
- Vacant Lots on Madigan Rd. and Ridgetop Pl. moving forward with development

#### Landscape Report: Michael Phillips

- Will bring to David Walp's attention a property on Emerald Dr. that is in violation
- 1 property with on going fines has started cleanup
- Horizon View owner continues to accrue monthly fines for landscaping violations

#### Greenbelt Report: Kathy Renehan

- Working with arborist to do a survey of trees in the greenbelts which is almost complete with no urgent concerns at this time

#### Recreation Report: Erik Skogsberg

- Consulted with Tim Mannor regarding heat pump replacement at the pool.
- Met with pool attendant, McKenzie Pick to get input on pool opening procedures

#### Roads and Safety Report: Jeff Norberg

- The streetlight at Sunland Dr. and Taylor Blvd. has been repaired and is in working order
- Owners of 141 Fairway Pl requested Board approval to have an outdoor storage pod on site for two weeks during move in.
  - The Board concurred that the homeowner may place the pod as requested.

#### RV Report: Jeremy Long

- A laptop was purchased to manage RV gate codes
- Many vacant spaces available
- Boat at the RV Lot, tenant not in compliance. Will research options regarding having the boat towed.

#### Office Report: Lisa McCord

- HOA Software approved, transition will start soon

### Old Business:

#### Survey:

- Annie Phillips (survey committee) requested volunteers from the SLOA BOD to assist with collecting in person recreation survey results.
- First door to door event will occur on March 26<sup>th</sup>
- Survey will be available online as well
- Deer are not a topic on this survey

### New Business:

#### Chain-link Fence:

- The recently passed motion to allow approved 3' front yard fences, with the exception of chain-link, will be revisited at a future meeting.
- The SLOA BOD will research alternative deer deterrents/materials

#### Animal Policy

- Clallam County Code 17-02-03-0 Control of dogs – discussion regarding county code and SLOA policies. Which takes precedence?
- Pets in the front yard under voice control and no leash are considered in violation of Sunland Rules and Regulations, with the county addition, pets would be allowed on property off leash and under voice control as long as they remain on the owner's property.

Motion to modify Rules and Regulations Section 6: Part A to add the Clallam County Code Motion made by J. Norberg, second by M. Phillips.  
Motion tabled until SLOA consults with attorney Patrick Irwin to verify precedence of the R&R's over county regulations.

#### Parking

- Issue withdrawn due to resolution met without Board influence

#### Bulletin Board

- The new bulletin board outside the SLOA office will be separated into 4 sections for resident use
- Each card/ad/announcement etc. will be dated to ensure that organizers are able to keep information timely and allow fair rotation. Depending on the subject matter, posts may remain on the board from one to six months.

## Garage Sales

- The Rules and Regulations state that a sale may be held within 180 days of a homeowner moving in or placing their Sunland home up for sale.
- Renters may hold a sale within 30 days of moving in or after notice to vacate has been given to the homeowner
- All sales must be approved by Sunland and the approved permit posted during the event.
- Parking is the primary cause of resident complaint/concern.
- Signs advertising sales are not allowed at the Sunland entrance.
  - The Garage/Estate Sale request form will be modified by the SLOA office to include the rule regarding sign placement.

## **Executive Session**

- Executive Session required
  - No motion needed

**Motion to adjourn the March Board of Directors Meeting.**

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