

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
April 2023

Date: April 17, 2023

Location: 135 Fairway Dr.

Time: 3:00 pm

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

Board Members Present via Zoom: Erik Skogsberg

Comments

- Owner Comments:
 - CC PUD Reps: Collin Young & Julie Metzger: Repair/update to power cables will begin this Summer in Sunland
 - Gerry Luengen: Comments regarding Greenbelt survey and changes

Motion to approve March BoD meeting minutes.

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

Committee Reports

President's Report: John Hammond

- Sue Pittman has taken over the new bulletin board
- Contacted our lawyer about Sunland animal policy and partial payment issue
- AD-HOC Committee for communications and internet is making great progress

Vice President's Report: John Wallace

- Nothing to report

Treasurer Report: Joe Rees

- Income at 92% of budget

- Expense at 25%
- Phase two of SLOA's Cash Diversification project nearing completion
- Delinquent Dues currently at 3.9%
 - Notice given to owners in arrears that a lien will be filed if their balance not paid in full by May 1st
- RV expenses at 28%
 - RV Lot has a number of vacant spaces

Architecture Report: Dave Walp

- 8 Architectural Requests approved since last meeting
- Adjudicated 1 complaint regarding tree removal
- 1 request for a new shed install was denied due to placement and size of unit
- Home plans under review for lot on Madigan Rd.

Landscape Report: Michael Phillips

- 2 properties remain in violation and will continue to accrue the fines associated with those areas of non-compliance.
- Vacant lots need attention, growing season

Greenbelt Report: Kathy Renehan

- Nothing to report

Recreation Report: Erik Skogsberg

- Discussed possibly extending pool hours with SLOA's Pool Manager, C. Gerardix
- Discussed anticipated pool maintenance requirements/expenses with T. Mannor
- Gathering Pickleball equipment requests
- Continue to research the possible internet infrastructure growth within Sunland

Roads and Safety Report: Jeff Norberg

- Letter sent (3.31.23) to homeowner on San Juan Dr. requesting that shrubbery be trimmed to allow for better traffic and pedestrian visibility. No response.
- Letter sent to owner on Horizon View Dr. regarding a parking violation. If not corrected a fine of \$25.00 per day will begin
- Removed commercial business signs placed in greenbelt along Taylor Blvd.
- Received complaint about possible daycare being run from a Sunland home. It has been determined that this is not the case. No action needed.

RV Report: Jeremy Long

- Software has been installed on the RV laptop and new codes can now be generated for future rentals

Office Report: Lisa McCord

- Continuing QuickBooks Online conversion from Desktop
- A lot of time spent on communications over the past month

Old Business:

- Survey (A. Phillips)
 - Total of 333 responses received to date
 - Encourage the Board and volunteers to join the survey committee
 - 3 more survey days:
 - Sunland North, Hurricane Ridge and Horizon View areas
- 2022 Operating Cash Carryover (J. Rees)
 - 2022 HOA Operating Cash Carryover \$54361.00 to be assigned as follows:
 - \$2,454.00 allocated to Contingency Fund (1st Security)
 - \$13,480.00 allocated to HOA Reserve (First Federal)
 - \$1,175.00 allocated to RV Reserve Fund (First Federal)
 - \$4,000.00 Provision for new HOA management Software
 - \$33,252.00 Remain in operating funds (10% overall operating expense)

Motion to allocate the 2022 HOA carryover funds as presented.

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

New Business:

- Pickleball equipment request (E. Skogsberg)
 - The tennis and pickleball coordinator made a list of equipment replacement needs that total \$850.00. SLOA has determined that the equipment will be purchased as requested.
- Gravel at tennis court (E. Skogsberg)
 - Several bids will be sought before any decision is made
 - The budget from last year included some funding to replace equipment and gravel
- Southwestern PI concerns (J. Hammond)
 - Issue withdrawn due resolution without BoD influence

- 2024 Budget planning timeline (J. Rees)
 - Budget needs to be presented 30 days before the annual meeting in September
 - A packet including a planning guideline and pertinent historical data will be distributed to Board members
 - The BoD must consider every aspect of their position and consider future expenses in preparing their 2024 budgets
 - Working budget should be presented at the July meeting in anticipation of publication

Executive Session

- Financing

Motion to adjourn the April Board of Directors Meeting.

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