

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES  
May 2023

Date: May 15, 2023

Location: 135 Fairway Dr.

Time: 3:00 pm

Board Members Present: Joe Rees, Wally Wallace, Dave Walp, Michael Phillips, Erik Skogsberg, Kathy Renehan, Jeff Norberg

Excused: John Hammond, Jeremy Long

**Comments**

- Owner Comments:
  - Charlie Johnson: Boy Scout overnight event in the Gathering Place
  - Jan Hale: SLOA Bulletin article, re: deer

Motion to approve April BOD meeting minutes.

Motion made by Joe Rees, second by Erik Skogsberg. Approved by all members present.

**Committee Reports**

Vice President's Report: John Wallace

- John Hammond is excused from this meeting due to personal matters.

Treasurer Report: Joe Rees

- This years Reserve Study (offsite) will soon be ordered
- Owners with delinquent HOA dues = 15 properties
- Liens are prepared and will be filed this week against those in arrears

Architecture Report: Dave Walp

- Receiving 3 to 5 submissions per week
- An owner that appealed a denied Architectural Request submission has been granted approval to proceed with the carving of a stump on their property. The carving must be completed by July 31, 2023, after which time approval will be rescinded.

Landscape Report: Michael Phillips

- Several letters have gone out for landscaping issues
- Vacant lots will be a priority for maintenance as we enter the warmer season

Greenbelt Report: Kathy Renehan

- Greenbelt trees were evaluated by an arborist and those deemed problematic/unhealthy were marked with yellow ribbons.
- Greenbelts are not a dumping area for yard waste.
- Reminder that if you are allowed access to move equipment or other motorized vehicles across a greenbelt, ruts must be smoothed out and the area returned to its original condition

Recreation Report: Erik Skogsberg

- Busy with pool pre-season tasks
- Actively looking to fill two pool attendant positions
- Basic Water Safety training with certified instructor will be scheduled for pool staff
- New pickleball equipment has arrived
- Tennis court equipment needs will be addressed

Roads and Safety Report: Jeff Norberg

- The PUD will begin their work replacing cables starting on San Juan Dr. and Ridgetop Pl. this coming summer
- Hurricane Ridge Dr. owner was sent a violation notice regarding the trailer parked in their driveway over the 72 hours monthly allowance. Owner informed Board that they have sold home and are moving out.

**Motion to allow homeowner to keep their RV parked in their driveway until May 31, 2023**  
**Motion made by Jeff Norberg, second by Dave Walp. Approved by all members present.**

Office Report: Lisa McCord

- The conversion to HOALife is going well
- The May Bulletin has been published
- Assisted pool director and Recreation chair with posting ads for pool staff as well as working to secure a date for a water safety class

**Old Business:**

- 2024 Budget Planning:
  - First draft of budget due June 10th
- Licensed Child Care
  - House Bill 1199, passed 4/14/2023

- Result –Licensed childcare businesses in common interest communities cannot be prohibited. Homeowner associations may regulate such businesses by imposing reasonable regulations, such as requiring hold harmless waivers, insurance certificates etc.

#### **New Business:**

- Reserve Study:
  - RV Lot – The HOA must consider the cost of the large-scale projects that are scheduled to occur at the lot within the next 5 – 6 yrs. and plan/budget accordingly.
- Garage Sale Request:
  - Due to death of spouse, homeowner has requested an exception be made to SLOA’s estate sale policy that would permit her to conduct a sale although her home is not/will not be placed on the market
  - The Board does not need a motion to grant this exception and will allow the homeowner to proceed with the permit application process.
- Deer
  - Population concerns

Motion for Jeff Norberg to contact Washington State Department of Fish and Wildlife to schedule a presentation that addresses deer population concerns. The presentation will be open to all SLOA members.

Motion made by Dave Walp, Second by Mike Phillips. Approved by all present.

#### **Executive Session**

- No session required

Motion to adjourn the May 2023 Board of Directors Meeting.

Motion made by Mike Phillips, second by Erik Skogsberg. Approved by all present.