

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
July 2023

Date: July 17, 2023

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, Jeremy Long

Excused: Jeff Norberg

Comments

- Owner Comments:
 - Bill Gawley: Utility Trailer parking

Motion to approve June BOD meeting minutes.

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

Committee Reports

President's Report: John Hammond

- Spoke with residents about pickleball courts, home security, ditch maintenance
- Wi-Fi ad-hoc committee is actively exploring options for improved service
- Worked with Lisa on HOA management systems
- Prep for executive committee for 2024 budget is underway
- Talked to neighbors about running for the SLOA Board

Vice President's Report: John Wallace

- Nothing new to report

Treasurer Report: Joe Rees 9:48

- Total revenue through June 2024 at 99% of budget
- Total expenses through June 2024 @ 48% of budget
- HOA Reserves through June 2024 \$170,000.00
- RV Reserves \$28,700.00
- Contingency Fund \$34,500
- Preserving SLOA value CD \$12,200

- Reserve study has been completed and is available at the office for review
- The financial strength of the reserve fund has improved as follows
 - 2021 23.2%
 - 2022 35.2%
 - 2023 40.8%
- The reserve study indicated several large expenses in the next 3 years include SLOA office update, swimming pool maintenance equipment replacements, RV Storage lot electrical updates, and parking lot resurfacing
- 11 owners have delinquent dues. Liens are filed on the properties.

Architecture Report: Dave Walp

- 11 requests since last report for roof repairs, fences, painting etc....
- Several completed projects were inspected
- 1 violation letter sent to out of state owner. Owner responded that the house will be placed on market and sold as is.

Landscape Report: Michael Phillips

- Working on HOA Life with Lisa
- 1 property has been in a state of repair for several years, slow progress
 - The committee may need to consider fining the owner if neighbors are dissatisfied with progress.
- Wi-Fi ad-hoc Committee:
 - Astound has brought in another access point to Sunland North with the purpose of improving bandwidth by splitting demand in two
 - There is another local provider that has expressed interest in bringing their services to Sunland. Further discussion with vendor will be scheduled.

Greenbelt Report: Kathy Renehan

- Mowing continues as planned
- 3 at risk trees have been removed from the green belts

Recreation Report: Erik Skogsberg

- Swimming Pool
 - 737 guests last half of June
 - 1,500 in the first half of July
- Spa hot tub heat pump was replaced – spa closed approx. one-week for repair
- Second heat pump will be purchased after the season ends
- Encouraged residents with concerns about pickleball court misuse to submit ideas to the Board that they feel would improve court policies
- SLOA picnic – planning underway for September 17th event

Roads and Safety Report: Jeff Norberg

- Excused absence

RV Report: Jeremy Long

- 5-6 spaces available only 1 is electric
- Weed removal complete
- Looking for someone to spray weeds once a year with 1 bid received
- No changes expected for the 2024 budget

Office Report: Lisa McCord

- Picnic prep is well underway
 - Car show and catering details are being finalized
 - Volunteer sign up will start mid-August
- Prep for the annual meeting has started
 - Candidate bio submission deadline, August 11th
 - Election packet approval, August 21st
- HOA software is proving challenging, may need to re-evaluate

Old Business:

- Garage Sale Policy:
 - The drafted update to the garage sale policy will allow 1 garage sale per house per year with no more than 5 sales being held at any one given time
 - Signs are restricted to 1 sign per topic i.e.: political, property for sale, garage sale, security company, etc....

- 2024 HOA Budget:

	2024	2023
○ Revenues:	\$361,800	\$347,000
○ Expenses:		
○ Operating Expense:	\$324,200	\$307,855
○ HOA Reserve Contribution:	\$37,600	\$37,600
Total Expenditures:	\$361,800	\$345,455

- 2024 RV Budget

	2024	2023
○ Revenues	\$38,250	\$38,250
○ Expenses:		
○ Operating Expense:	\$24,667	\$24,667
○ RV Reserve Contribution	\$13,250	\$13,250
Total Expenditures:	\$37,917	\$37,917

Motion to approve the 2024 Budget as presented.

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

New Business:

- Candidates
 - 3 board vacancies to be filled at the September meeting
 - Bio's must be in before August 11th
- Utility trailer on Vancouver Pl:
 - Owner is subject to the parking rules in the CC&R's and R&R's
 - The Board will need time to review Mr. Gawley's particular situation and revisit the subject.

Motion to suspend any fines assessed to Mr. Gawley for this infraction until the BoD has a chance to conduct further research.

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

- SLOA office improvements
 - John Wallace volunteered to review office equipment needs
 - Office needs to upgrade to Windows 11 from Windows 10
 - David Walp volunteered to help evaluate paint, carpet and other needed updates at the SLOA office and prepare an SOW to submit to vendors for bids

- Request for Garage Sale Variance:

Motion to provide a waiver to accommodate homeowners request to conduct a single estate sale outside of the 180 day limit currently imposed in SLOA R&R's.

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

Executive Session

- No Executive Session needed

Motion to adjourn the July Board of Directors Meeting.

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