

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES  
June 2023

Date: June 20,2023

Location: 135 Fairway Dr.

Time: 3:00 pm

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

Excused: Jeremy Long

**Comments**

- Owner Comments:
  - Cassie Turner:
    - Garage Sales
    - Tennis and Pickleball
  - Zoe Moffet Atcheson:
    - Garage Sales
    - Tennis and Pickleball

Motion to approve May 2023 meeting minutes.

Motion made by Dave, second by Joe. Approved by all members present.

**Committee Reports**

President's Report: John Hammond

- Thanks to everyone who have helped out and said hello

Vice President's Report: John Wallace

- Glad president is back

Treasurer Report: Joe Rees

- Delinquent dues have decreased since last month
- Liens filed against the 16 remaining delinquent properties
- First Security will begin to report interest monthly instead of quarterly
- Budget for 2024 is progressing well
- Reserve fund study continues
- Total income budgeted for the year \$347,500, and received \$37,650 without generated pool funds

- Expenses operating for year \$307,000 and the Board approved \$190,000 which is right in line where we should be at this time of year
- Delinquents were at \$5,903 last month and went down to \$4,803 this month
- Rv on budget
- Plans for weeding were restricted last year due to the water well, but through working with Sunland Water District, boundaries have been found and regular weeding can continue for most of the RV lot

Architecture Report: Dave Walp

- 14 requests since last month
- The fence on the 18<sup>th</sup> fairway was approved and is built to the plans submitted

Landscape Report: Michael Phillips

- HOA Life is up and running for Landscaping violation tracking

Greenbelt Report: Kathy Renehan

- Stumps at the pool were ground down to add more parking spaces
- Tree removal has begun in the Greenbelts

Recreation Report: Erik Skogsberg

- Pool opened successfully aside from the heat pump issue being fixed this week
- Hired 2 new pool attendants
- Potential fiber installation for Sunland is under exploration

Roads and Safety Report: Jeff Norberg

- A fine was sent for multiple noise complaints within a month
- Spoke to a woman whose dog gets out regularly They have been informed that they will receive a fine if it happens again
- A resident called in to report she was assaulted by a man in the golf cart
  - The office staff from the golf course said she was a witness and gave a different view of the encounter

RV Report: Jeremy Long

- Nothing to Report

Office Report: Lisa McCord

- HOALife is closer to be fully up and running
- We have settled the information and hiring process for 2 new pool attendants
- Preparations for the picnic will begin soon

## Old Business:

- 2024 Budget Planning:
  - Actuals 2022, 2023 budget, and current expenses will determine next year budget
  - Shows dues 329000 budgeted last year, 329,000 this year too
  - Total revenue 347 last 361 this year
  - Increase swimming pool
  - Expense category mostly same: actual 2022 305000 budgeted 345000 this year due to reserve contribution
  - Budget 369000 with new HOA program for 2024
  - 361 revenue 369 expense 6000 shortfall currently
  - Board will go into executive session to discuss further details
- Wildlife Feeding Policy:
  - An educational meeting about deer management will be presented at the Golf Course ballroom **INSERT DATE**
  - Any talk of deer elimination is not going to be discussed until the BoD talks with the community
  - Landscaping has periodically published articles on living with deer and plants that deer don't want to eat
  - We have regulations on bird feeders to detract rats and other animals from visiting Sunland
- Garage Sale Proposal: 1:02:20
  - The president requested an interested resident to draft a proposal to change the garage sale rules
  - The largest issue right now is coming up with regularity in how to allow and track sales
  - Move in and move out 180 days is too strict maybe up to 1 year and maybe an allowance for estate sales
  - Board has authority to grant case by case changes to policy within reason for circumstance
- A letter will be sent to a resident signed by the Board regarding amenity useage
- Wi-Fi:
  - Many residents have reported they are unhappy and or dissatisfied with the current wi-fi speed
  - Will be brought up in Executive Session
- Survey:
  - 520 residents responded which is about half of Sunland
  - Demographic most residents are in 70's
  - 96% safe or mostly safe

- Majority want better Wi-Fi
- No consensus on changes to the greenbelts

### **New Business:**

- Bulletin Changes:
  - Treasurer proposed to add editorial comment section from BoD members and a comment section from residents about SLOA topics
  - Residents must submit comments that are 100 words or less to the office with their name and Sunland address
  - The Board accepts this change for the next bulletin
- Annual Meeting:
  - J. Rees will be unavailable the 3<sup>rd</sup> Monday of September
  - The date of the annual meeting will be decided with this in mind while following our Governing Documents
- Tennis and Pickleball
  - An email was sent to Erik about a complaint of noise and hours of operation for the court
  - The complainant also believes the keys have been shared outside of Sunland
  - The situation seems to be pretty isolated, and one sided
  - A representative Eric Mahnerd of the Pickleball players asked to directly address the complaint made about the tennis and pickleball players
  - An email will be sent to the complainant stating that the BoD finds that her complaint has been heard, and discussed

### **Executive Session**

- Executive session required

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

**Motion made by , second by . Approved by all present.**