

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
August 2023

Date: August 21, 2023
Location: 135 Fairway Dr.
Time: 3:00 pm

Board Members Present: John Wallace, Joe Rees, David Walp, Erik Skogsberg, Kathy Renehan, Jeff Norberg, Jeremy Long

Excused: John Hammond, Michael Phillips

Comments

- Owner Comments:
 - Jay Tomlin: Comments on fence at 18th fairway

Motion to approve July 2023 BOD meeting minutes.

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

Committee Reports

President's Report: John Hammond

- Excused – nothing reported

Vice President's Report: John Wallace

- Currently working on an inventory list of office equipment to determine and prioritize needs

Treasurer Report: Joe Rees

- Total income to date - \$348,542
- Operating expenses - under budget at \$171,443
- Anticipate that SLOA will end 2023 with approx. \$13,000 positive carry over.
- Reserve funds are sufficient as funded from annual contributions
- Several properties remain in arrears, all have liens filed against them
- SLOA recently renewed contracts with:

Newman HOA CPA, 1 year agreement
Association Reserves, 3 year agreement

- RV rental income is down from budget projections
- The RV operating expense for 2023 is on target

Architecture Report: Dave Walp

- 11 request forms came in since last report
- Met with the owner of 105 11th Ct about long term drainage issues. The previous Board discussed solutions and found the costs to be prohibitive and unable to achieve desired results. The owner will meet with Bob Eichhorn, previous Greenbelt Chair, to further discuss the matter
- An owner wants to remove trees on a neighboring property that they feel are a risk to their home. Issue will be discussed in executive session.

Landscape Report: Michael Phillips

- Excused - nothing reported

Greenbelt Report: Kathy Renehan

- The Foursome parking lot was sealed and restriped
- Two tree previously determined hazardous have been removed from the greenbelt between Leslie Lane and Sunland Dr.
- If you feel that greenbelt trees or shrubs are encroaching on your property, please contact the SLOA office

Recreation Report: Erik Skogsberg

- 2,500 visitors enjoyed the pool in July
- The pool is closed on Monday and Tuesday this week for maintenance
- Due to several unanticipated closures this year, the pool season has been extended until Sept. 17th
- The picnic will be Sept. 17th from 1-4
- The car show will be held from noon until 3:00 pm in the SLOA parking lot
- Pickleball and Tennis reservation sign-ups are now open

Roads and Safety Report: Jeff Norberg

- 2 letters were issued regarding loose cats

- A fine of \$500 was imposed for a loose dog that caused injury
- The P.U.D reported they would start cable updates on August 17th
- Trail cameras at the entrances were removed due to a less than desirable effect . Video cameras may be more appropriate
- I will finish out my term as a Board Member until my term ends in Sept. 2024

RV Report: Jeremy Long

- Weeds are cleaned up and under control
- We are at 80%-90% capacity with 2 electric spaces available
- Identified a management system that may improve communication between the office and RV BoD member
- Joe Rees brought up the need to upgrade electrical lines within the next 3 or 4 years

Office Report: Lisa McCord

- Annual meeting voting packet will be mailed this week
- Annual meeting will be held September 25th at 3:00 pm in the Golf Club ballroom
- The annual picnic will be held on the 17th. Invitations will be distributed beginning this week

Old Business:

- Garage Sales:
 - Proposal to allow up to 5 sales at any 1 time with a limit of 1 sale per house per year
 - A follow up discussion will be required to better define the terms as they are to be stated on the garage sale request form
 - Additional discussion is required to clarify the use of signs, including the quantity allowed and permitted placement

Motion to table the garage sale discussion.

Motion made by D. Walp. Second by J. Norberg. Approved by all present.

- 2024 Budget:
 - A SLOA lot owned by Sunland Golf Club was recently determined buildable and has been sold as such. The lot will be assessed dues beginning in 2024. The budget has been updated to reflect the additional revenue.

Motion to amend the 2024 budget to reflect the annual membership dues revenue that will be collected from the new owners of a lot recently reclassified as buildable.

Motion made by J. Rees. Second by J. Norberg. Approved by all present

- Vehicle policy:
 - At the previous meeting, a temporary waiver was granted to a resident to keep their utility trailer on their property.

Motion to authorize the current trailer, in use as it is now, to be parked on the property for a period of one year after which time the variance will be re-evaluated.

Motion made by D. Walp. Second by J. Norberg. Approved by all.

New Business:

- CERT Donation:
 - The Sunland CERT Team has requested a donation of \$200 to purchase a hand cart to transport supplies
 - SLOA agreed to the donation and will provide an additional \$300.00 – making the total contribution \$500.00

Motion to provide a \$500 donation to CERT 4 for the purchase of emergency preparedness supplies.

Motion made by D. Walp. Second by J. Norberg. Approved by all present.

- Annual Packet:

Motion to approve the annual packet once the time of the meeting is added to the introduction.

Motion made by J. Rees. Second by D. Walp. Approved by all present.

- Fence Petition:
 - Private parties presented a signed petition to the SLOA office in protest of the fence that was recently allowed to be constructed near the 18th fairway.
 - The Golf Club's easement access only requires access to a resident's yard. It does not ascertain that a resident cannot build within the easement
 - This topic will be tabled until the next regular meeting.
- Pool Cameras:
 - This topic will be tabled for the next regular meeting

- Water lines at the Tennis courts:

- This topic will be tabled for the next regular meeting
- Late Payment Timelines and consequences
 - The Board received a letter from a person acting as the newly appointed Power of Attorney for an owner with delinquent HOA Dues. The owner’s health made them incapable of handling their own finances – the POA has asked for forgiveness of late dues and interest. Under the circumstances, the request was granted. The POA has paid the remaining balance and associated lien costs.
 - The Board will consider implementing a timeline to offer guidance for similar situations in the future.
- Letter to the Board regarding Tree Safety:
 - Homeowner concerned that the trees on neighboring property may be a risk to their home. Requests that the Board become involved in requiring the neighboring property owner to remove the trees.
 - This topic will be discussed in executive session
- Board Retreat
 - The Board will organize a retreat at the cabana in October- the purpose being to introduce new board members to their responsibilities.
 - After receiving legal counsel, it was confirmed that because a retreat is not a special meeting, nor an executive session, the only requirement is that residents are invited to silently observe the meeting. The final date of the retreat will be announced at the annual meeting in September.

Executive Session

- Letter to the Board regarding tree safety
 - No action taken

Motion to adjourn the August 2023 Board of Directors Meeting.
 Motion made by J. Rees, second by J. Long. Approved by all present.

