

Sunland Annual Members Meeting Minutes
September 2023

Date: September 25, 2023

Location: 109 Hilltop Dr

Time: 3:00 pm

Board Members Present: John Hammond, John Wallace, Joe Rees, Dave Walp, Michael Phillips, Kathy Renehan, Erik Skogsberg, Jeremy Long

Excused: Jeff Norberg

Comments

- Owner Comments:
 - John Anzalotti: Thank the Board for the CERT Donation
 - Gary Barber: High Speed Internet
 - Deb Wallace: Thanks to the Board

Motion to approve August 2023 meeting minutes.

Motion made by E. Skogsberg, second by D. Walp. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Thanks to the many people that help keep SLOA running
- The future Board will work to ensure the governing documents are followed
- Mike Bresnahan is this year's Jess Talyor Award recipient

Vice President's Report: John Wallace

- Thanks to the Board for their involvement in running Sunland and to the residents who participated in the meeting

Treasurer Report: Joe Rees

- Operating Income this year is \$353,989 compared to the projection of \$347,000 due to above expected revenue, interest, and swimming pool income
- Dues collection for 2023 is at 99.2% with 7 properties remaining in delinquency
- Operating Expenses are at \$209,945 compared to the projected \$205,339
- Greenbelts: The subsection of tree removal and clean-up is over budget by \$11,000. Remaining subsections of the Greenbelts budget have offset the over budget amount to \$8,800
- Office Supplies: 35% variance from expected costs due to supply availability. This category should balance out by the end of the month
- Professional services: this category is currently underbudget, but will see the most use once the tax season starts
- Roads and Safety: The transition from drive-by patrols to video surveillance has made the spending from this budget fluctuate but it will balance out by the end of 2023
- Recreation: \$65,250 was budgeted for this year but is overbudget by \$4,000. Due to other subsections of this budget, the total overbudget amount is \$2,000
 - The pool pass income from nonresidents was greater than expected
 - Due to the picnic cancellation, about \$4,000 was not spent.
- RV: The reserve fund account will be closely monitored to ensure all future needs will be met

Architecture Report: Dave Walp

- 8 requests processed this month
- A total of 112 requests received this year
- A letter was sent to homeowner for neglecting to submit a request form prior to painting exterior of home. A fine will be issued if there is no response or corrective action by owner.
- The Architecture committee is looking for 3 new members
- Our goal is to comply with the governing documents, educate new residents, and retain the community visual cohesion

Landscape Report: Michael Phillips

- Two letters were sent this month
- There are several chronic problems regarding cleanup of vacant lots, as several owners do not reside in Washington

Greenbelt Report: Kathy Renehan

- Due to the hazards a dying tree can present, especially from windstorms like this past year, an arborist has worked throughout Sunland to identify at-risk, damaged, diseased, and dying trees. A total of 9 trees were identified this year and are in the process of being removed
- The Greenbelt committee will continue to identify at risk trees
- If residents have questions or concerns about the greenbelts, they may contact the office or the greenbelt committee chair

Recreation Report: Erik Skogsberg

- We had around 3,000 people visit the pool this year
- Last year many people had to be turned away in correlation with a 3-month summer pass that the Golf course sold in lieu of their regular memberships, which was not allowed this year
- The recreation committee will look into what needs to be fixed and replaced this coming year
- A water leak was identified and repaired at the pool – saving millions of gallons each year
- The pool building will be painted before this fall
- The Picnic was cancelled due to low RSVP and rising COVID numbers
- The Board will look into other events for Sunland

Roads and Safety Report: Jeff Norberg

- Speed limit signs have been added throughout Sunland
- The roads throughout Sunland are county roads, which means they control the speed limit, and maintenance
- At this time, filling in the ditches and creating sidewalks will cost too much and the county does not have the time to take on this project
- The hedge on the right side of the main entrance is on golf course property. If residents want it pruned back, they will have to ask the golf course

RV Report: Jeremy Long

- There has been a lot of movement the past few months and we are back up to having only a few spots available
- The RV committee is looking into better ways to track and communicate with tenants of the RV lot
- There is one person who lives in the RV lot, and he keeps an eye on everything and reports to the RV committee every week with repairs, suspicious activity etc.

Old Business:

- The topic of garage sales will be revisited at the November meeting

New Business:

- 2024 Budget:
 - The budget's proposed income is actually \$329,200 not \$326,388 as previously printed
 - The dues for 2024 will remain at \$350
 - The total revenue projection is \$361,800
 - Total expense is budgeted at \$324,200
 - A \$37,000 reserve fund contribution is budgeted
 - The Gathering place activity expenses have increased a bit
 - We use the average of the past 4 years to determine budgets like the greenbelt budget
 - The Safety budget is the same due to the elimination of nightly patrols
 - The pool budget has seen a decrease as well due to chemical cost reduction
 - The RV storage lot has been consistent the past 3 years, and we have worked to equalize the income and expense of electric and non-electric spaces
 - The SLOA reserve fund goes towards budgeting for future maintenance, replacement, or repairs to SLOA property
- Election Results
Total ballots returned: 267
 - Ratification of the Budget: the 2024 budget has been ratified as approved by the board and voted upon by the members as follows:
 - Ratify: 253
 - Reject: 1
 - Candidate election results as voted upon by the members:
 - John Hammond: 214
 - Kirsten Rene: 187

Executive Session

- No Executive session required

Motion to adjourn the September Board of Directors Meeting.

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