

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES  
October2023

Date: October 16, 2023  
Location: 135 Fairway Dr.  
Time: 3:00 pm

Board Members Present: Erik Skogsberg, Dave Walp, Nik Skogsberg, Kathy Renehan, Jeff Norberg

Excused: John Hammond, Joe Rees, Kirsten Rene, Jeremy Long

**Comments**

- Owner Comments:
  - Bob Eichhorn: Item on Agenda for last month's meeting was forgotten
  - Ed Honeycutt: Concerns regarding a property that turned their vacant lot into parking area

Motion to approve September 2023 BOD meeting minutes.

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

**Committee Reports**

President's Report: John Hammond, presented by Erik Skogsberg

- Welcome new Board members
- An Ad-HOC committee has been formed to research grant availability for disaster preparedness and internet infrastructure
- Attorney consulted about animal husbandry – CCR's interpreted to mean no animal is allowed to be kept in Sunland if it is not allowed in the house
- Reminder - any changes to the exterior of Sunland homes, including exterior paint of the same color, needs approval from the Architecture committee
- As the rainy season starts, please keep ditches clear of debris and leaves to avoid street flooding

Vice President's Report: Erik Skogsberg

- Outgoing Recreation chair now assigned the position of Vice-president
- Key pool maintenance requirements, such as painting, will be completed during the off season
- Actively seeking a heat pump to replace aging unit

Treasurer Report: Joe Rees

- Income: 3.65% above budget approximately \$13,000
- Expenses: 3.44% over budget approximately \$8,200
- Operating Budget: \$77,000 for the 4<sup>th</sup> quarter not including a \$25,000 cushion for unexpected expenses
- Sunland is in good shape for the 4<sup>th</sup> quarter

Architecture Report: Dave Walp

- The Architecture Committee will be reviewing the approval process and will work to develop a more collaborative approach
- The committee has processed 8 requests since the September meeting
- Two properties will be discussed under New Business – both of which are in violation and subject to fines

Landscape Report: Nik Skogsberg

- 1 property has been brought to our attention

Greenbelt Report: Kathy Renehan

- Nothing major to report at this time

Recreation Report: Kirsten Rene

- No report

Roads and Safety Report: Jeff Norberg

- Spoke with homeowner regarding a deceased deer on their property- informed them that it is the property owner's responsibility to dispose of the carcass
- A fine letter will be issued for a second violation of pet off leash
- The PUD marking along San Juan Dr has been complete though minor digging will continue
- Dave Walp has passed a message to Roads and Safety regarding possible unauthorized parking of landscaping vehicles on Northwestern Pl.

RV Report: Jeremy Long

- No Report

Office Report: Lisa McCord

- CERT 4 Co-Captain, John Anzolotti, would like to invite Sunlander's to the Public Safety and Information Fair on Nov. 4<sup>th</sup> at Guy Cole Convention Center

- Preparation for the 2024 Gathering Place reservation schedule is underway. We are taking reservations for Sunland Board/Division business at this time with the calendar open to group booking beginning Nov. 1<sup>st</sup>.
- Preparing for the annual billing of HOA Dues

#### **Old Business:**

- Approval of Architecture Members:
- Motion to approve Architecture Committee members: Garry Blankenship, Bob Eichhorn, Mike Mullikin, and Wally Wallace.  
**Motion made by D. Walp, second by J. Norberg. Approved by all present**
- Board Meeting Time:
  - The Board is considering changing the monthly meeting schedule from afternoon meetings to evening in order to better accommodate incoming board members.

#### **New Business:**

- Sunny Shores resident use of Gathering Pl:
  - Motion to authorize Sunny Shores residents to use the Gathering Pl on an as-available basis.  
**Motion made by D. Walp, second by K. Renehan. Approved by all present.**
- Plan upcoming visioning sessions:
  - Discuss long term goals and vision for SLOA's future
- Fines:
  - 102 Fairway Pl - homeowner to receive a \$250.00 fine for not receiving approval from the Architectural Committee prior to painting exterior of home. Color is not suitable for Sunland.  
**Motion to approve the letter as written that notifies the owner of the fine.**  
**Motion made by D. Walp, second by J. Norberg. Approved by all present.**
  - 169 San Juan D. - homeowner received permission to remove two trees with the condition that two were planted in their place and the area not turned into additional parking. The area was not replanted but instead graveled to resemble a parking lot. Homeowner will be fined \$250 due in 30 days of receipt of letter, with 60 days to return the vacant lot to its original landscaping aesthetics.

### Executive Session

- No executive session required

Motion to adjourn the October Board of Directors Meeting.

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