

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
December 2023

Date: December 4, 2023
Location: 135 Fairway Dr.
Time: 5:00 pm

Board Members Present: John Hammond, Joe Rees, Erik Skogsberg, Dave Walp, Nik Skogsberg, Kirsten Rene, Kathy Renehan, Jeff Norberg

Excused: Jeremy Long

Comments

- Owner Comments:
 - No Owner Comments

Motion to approve November 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

- The annual reviews for the office staff have been conducted
- Working on the budget for the subdivision that the office building is part of
- A new member has been assigned to the Treasurer committee
- Working with the ad-hoc committee for communication issues
- A reminder to residents to slow down because of walker visibility later in the day

Vice President's Report: Erik Skogsberg

- The preparation for the future of Sunland meeting will take place on December 18th at the Gathering Pl from 5 pm to 8 pm.

Treasurer Report: Joe Rees

- The total revenue is 4.4% above budget
- The total operating expenses for 2023 follows projections
- The total income collected is above budget
- There are 7 unpaid dues totaling \$14,200 in fines, missed payments, interest, and filed liens

- The RV lot is on target with income projected at \$38,250 and \$35,929 actual collection. The RV lot has a total expense projection of \$38,250 and an actual expense of \$31,975
- Balances for SLOA of 320,000 divided between 1st Federal and 1st Security banks
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Architecture Report: Dave Walp

- No request forms came in this month
- Mitigation was provided for a property that went outside of approved request
- Seven bids received for painting the office building

Landscape Report: Nik Skogsberg

- Created a new complaint form with a fillable PDF
- Put together a survey that will go out this week
- Put together a mole info packet for how to handle them
- Started canvassing Sunland to be proactive in identifying landscape issues
- There are 4 ongoing issues in process of mitigation
- A seminar may be provided on what plants deer won't eat to be determined from resident interest

Recreation Report: Kirsten Rene

- A pickleball noise complaint resurfaced that is in mitigation. Solutions offered by residents include a canvas cover for the fence, or switching the tennis and pickleball courts
- The new wreath making event has already been filled up. It will be hosted at the gathering place on December 15th starting at 5 pm
- Funds from the canceled picnic were used to cover the wreath making event

Greenbelt Report: Kathy Renehan

- The Christmas lights at the entrance have been put up
- There are no more trees scheduled to be removed from the greenbelts

Roads and Safety Report: Jeff Norberg

- Speeding continues to be a problem with the County unwilling to put in speed bumps. The sheriff was contacted and has set up a patrol of Sunland for speeding issues
- There are around 89 rentals in Sunland
- The PUD updates have finished along San Juan Dr with minimal interference
- There were 2 appeals requested, both of which the appeals committee have accepted and ruled in favor of the residents. The first was an issue regarding a side lot with packed gravel that neighbors were concerned would be used as a parking spot. The appeals committee recommended but did not require the resident to put bark or mulch

over the packed gravel. The fine has been removed on the agreement that the space is not used for parking and if at any

RV Report: Jeremy Long

- No Report

Office Report: Lisa McCord

- Statements went out this past week
- We have received several bids for painting the interior of the office building
- The gathering pl schedule is almost complete, and Fridays are wide open for any activities

Old Business:

- San Juan Dr:
 - A disgruntled neighbor contacted the Board about the gravel lot. The R&R'S of Sunland do not allow parking adjacent to the property unless approved by the Board.
- Painting Office Building:
 - The contract will be signed by John Hammond as President of the Board.

Motion to approve painting the interior, not to exceed \$13,500 using funds from the reserve account allocated for this project.

Motion made by D. Walp. Second by K. Renehan. Approved by all members present.

- Garage Sales:
 - The Vice President will take over this project
 - There are several logistical issues blocking the previously proposed changes from going forward at this time
- Audit Action:
 - The financial statement SLOA received has shown no evidence of fraud or mismanagement of funds
 - The audit indicates missing funds from our 1st Federal statement that may have been a timing issue due to receiving payments and posting to QuickBooks on December 31, 2022 but 1st Federal posted it on January 1, 2023.

- SLOA purchased extra FDIC insurance to cover excess funds

Motion to accept audit as is and sign rep letter and return it with payment.

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

New Business:

- Plot Lines and Dues:
 - A resident owns 3 lots where 1 lot has a house on it, the next has half their driveway on it, and the third has a shed on it. The resident requested that the Board look into re-platting to be one lot.
 - The County codes do not allow re-platting of lots, and the residents will continue being billed for 3 lots
- Resident Request: Light on Taylor and Fairway Dr
 - Sunland owns the lights, and County owns the streets of Sunland
 - Roads and Safety will look into solutions

Executive Session

- Personnel Issues
 - No Action taken

Motion to adjourn the December Board of Directors Meeting.

Motion made by K. Renehan, second by N. Skogsberg. Approved by all present.