

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
February 2024

Date: February 12, 2024
Location: 135 Fairway Dr.
Time: 5:00 pm

Board Members Present: J. Hammond, J. Rees, D. Walp, K. Rene, K. Renehan, J. Norberg
Attending via Zoom: E. Skogsberg
Excused: N. Skogsberg, J. Long

Comments

- Owner Comments:
 - Bob Eichhorn: RV/Storage Lot – why is lot funded differently than other SLOA amenities
 - Becky Penrose: Advocates that SLOA consider voice control in compliance with SLOA R&R's if pet is off leash on owner property

Motion to approve January 2024 BOD meeting minutes.

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

Committee Reports

President's Report: John Hammond

- The nominating committee will begin meeting next month in preparation for September elections

Vice President's Report: Erik Skogsberg

- The next step for the Visioning Session series will be explored at the March meeting

Treasurer Report: Joe Rees

- We ended above income projections and below expense projections for 2023
- 5 owners remain delinquent on their 2023 HOA Dues. The policies for collecting the funds are in place
- RV Storage Lot met all expenses and ended the year with a small surplus
- Painting completed at SLOA office building – this planned expense is scheduled to draw from the Reserve account

Architecture Report: Dave Walp

- Painting the interior of the office building is phase 1 of upgrading the building, phase 2 includes bathrooms, lights, and countertops
- The committee updated the process and procedures for the Architectural Committee. The website has been updated
- There were 6 new requests including tree removal, deck repairs, and fence installation
- Two (2) new home construction projects currently active
 - 1 project has been approved and the lot has been cleared
 - 1 property owner has been approved to remove trees in preparation for construction while their request for a building height variance is considered by the committee

Landscape Report: Nik Skogsberg

- Met with five landscape committee volunteers, at which time the following was determined
 - The committee has determined that each member will be responsible for monitoring landscape compliance within assigned sections of Sunland
 - The committee will meet once monthly to discuss areas of concern and address those issues as per policy
- Ongoing conversation with various arborists regarding the potential of a future SLOA community tree risk assessment project
- The landscape survey will go out shortly – the committee is very interested in hearing from association members
- 3 non-compliant properties were addressed:
 - Two were resolved immediately after homeowners were alerted to issues
 - One has been subject to the receipt of a violation letter and will be monitored for compliance
 -

Recreation Report: Kirsten Rene

- The valentines' day card making event occurred on Feb. 11th
- The recreation committee will be meeting on the first (1st) Monday of every month
 - The committee is working to compile a list of the clubs and activities that are available to SLOA residents. The results will be made available in a yet to be determined format.

Greenbelt Report: Kathy Renehan

- During the recent inclement weather, an auto accident occurred at the entrance of Sequim Dung. and Taylor Blvd. There was damage to the security light boxes and shrubbery. B. Eichhorn repaired light box damage. Liggins Landscaping has been contacted to submit a bid for landscape repair.

Roads and Safety Report: Jeff Norberg

- A letter to Clallam County Public Works Department has been prepared for board signature. The purpose of the letter is to request a “condition analysis” of Sunland roads. This is a proactive measure on SLOA’s part. A copy of the letter will be sent to Mark Ozias, County Commissioner.
- Waiting on a land use agreement with Columbia Hospitality for a license plate recognition camera to be placed on their property
- Security cameras will be installed in the office, one set to monitor the parking area, the other will be installed inside the SLOA office, facing the entrance door
- The Sheriff’s Department monitored Taylor Blvd. a few years ago after which they strongly encouraged SLOA to enforce the current 25 mph speed limit. If higher speeds become the norm, the county may increase the speed limit – information provided by prior SLOA BOD member, Bob Eichhorn.

Office Report: Lisa McCord

- The entire interior of the SLOA building was freshly painted in January.
- Owners whose dues were unpaid after January 1st were sent two additional reminders via email prior to month end.
- The annual directory will be printed in mid to late March

Old Business:

- Pickleball Signs: K. Rene
 - A draft for a new sign at the pickleball and tennis courts was distributed for Board review – meant to provide rule clarity and define operating hours
 - Currently, the court is open for play from 8:00 am - dusk
 - Further discussion regarding court hours will be tabled until the recreation committee can meet with players and research suggestions
- Animal County Ordinance: J. Norberg

Motion to insert into Rules and Regulations - Section A Pets must be walked on a leash or otherwise restrained when outside owner's fence enclosure. Fence enclosure means that pets are in control of the owner. In no way is a pet to be free roaming unless that animal is successfully trained to voice control and on said owners' property.

Motion made by J. Norberg, Second by D. Walp
7 approved, one reject. Motion approved.

- Garage Sale Policy
 - Tabled until March meeting

New Business:

- Advertising in SLOA Bulletin
 - Can local businesses advertise in the SLOA Bulletin or Let's Communicate

Motion to prohibit outside advertising in Let's Communicate and SLOA Bulletin with the exception of Sunland Golf club. Bulletin board is open to business flyers or cards.

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

- Architectural variance request
 - Property owner requesting a height variance (foundation to roof peek) for new home being built on Horizon View Dr. Committee has agreed that they will grant a conditional variance pending receipt of design document.

Motion to allow owner to proceed with home design by granting a conditional height variance. Final approval will be determined after design plan has been received by SLOA

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

- Facilities position
 - Consider bringing a facilities manager onto the board to monitor all SLOA facilities and equipment needs
- Reserve fund carryover

2023 Carry over funds from all operations \$61,226.00

\$35,000.00 c/o from prior year (operating funds cushion)

\$15,500 HOA Fines and late charges

\$6200.00 Interest

\$3482.00 Surplus of funds from 2023

\$1044.00 RV Lot carryover

\$61226.00

Motion to continue to carry \$35,000.00 operating fund cushion into 2024, Contribute 2023 carryover funds as follows \$25,182.00 to HOA Reserve Fund, \$1044.00 to RV Reserve Fund.

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

Recommended adjustment of funds as follows – no motion required

- 1st Security – (5) 11 mo. CD’s allow to automatically renew. Projected rate 4.50 apy
- 1st Security – Open a new \$50,000.00 11 mo risk free HOA Reserve Account CD

\$35,000.00 2023 Carryover funds
\$37,000.00 2024 Reserve Fund Contribution:
 \$72,000.00
-\$50,000.00 11 mo. CD
 \$12,182.00 Deposit to First Federal HOA Reserve Fund

First Federal – deposit to RV Reserve account \$14,627.00

\$1,044.00 2023 RV carryover funds
\$13,583.00 2024 Reserve Fund Contribution
 \$14,627.00

1st Security – current SLOA Contingency Account MMK balance =\$34,695.00

\$25,000.00 recommend moving to 11 mo risk free CD
 \$9,695.00 balance to remain in MMK

Motion to adjourn the February 12, 2024 SLOA BOD Meeting
 Motion made by J. Rees. Second by K. Rene. Approved by all present.

- Executive Session
 - Not required