

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
March 11 2024

Date: March 11, 2024
Location: 135 Fairway Dr.
Time: 5:00 pm

Board Members Present: John Hammond, Joe Rees, David Walp, Erik Skogsberg, Nik Skogsberg, Kathy Renehan, Jeremy Long
Excused: Kirsten Rene, Jeff Norberg

Comments

- Owner Comments:

Motion to approve February BOD meeting minutes.

Motion made by E. SKogsberg, second by K. Renehan. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Community input from Visioning Session under review – focusing on continued and future positive relationships with SGC
- Met with SGC to discuss maintaining those relationships
- Accepted resignation of office assistant, McKenzie Pick
- Compliments to the friendly folks of Sunland

Vice President's Report: Erik Skogsberg

- Quiet month. Have been working with President and Treasurer to respond to community visioning priorities – updates will be shared as they develop

Treasurer Report: Joe Rees

- As of Jan. 31st 2024
 - Delinquent 2024 HOA Dues \$32,366.00/92 households
Late fees and interest begin to accrue Feb. 1
 - Delinquent 2023/2024 HOA Dues \$2,053.00/5 households
Late fees and interest continue to accrue. Liens have been filed.
- 2024 HOA and RV Reserve accounts will receive annual funding prior to month end
- Working capital carryover will be assigned as outlined at the February Meeting

Architecture Report: Dave Walp

- 13 requests processed since last meeting
- 2 new homes are under construction, both on Horizon View Dr.

Landscape Report: Nik Skogsberg

- Currently working to address landscaping issues at four Sunland properties
- Landscaping Survey Results – 162 respondents
 - 91% satisfied with landscaping of Sunland homes
 - 22% are not familiar with the R&R's regarding homeowner landscaping responsibilities
 - 54% of homeowners find the upkeep/maintenance of property owned by others to be the most important section of SLOA landscaping R&R's
 - 81% of association members are able to physically or financially maintain their yards
 - 10% of those unable to care for their properties would accept volunteer help from others
 - 24 people were interested in volunteering to assist fellow neighbors who are unable to physically care for their properties
- Committee Volunteers will assist in canvassing the community to note which properties are not in compliance with SLOA R&R's
 - In addition to identifying and bringing the areas of concern to the attention of the homeowner, the committee hopes to determine the root cause of neglect – time, money, physical limitations etc.
- Trees – expense to SLOA for arborist to do a formal risk assessment of trees – approx. \$1500.00 per tree
 - Arborist suggested that SLOA consider extending the open season on White Firs to include Douglas Firs.
- Educational resources
 - Will continue to talk with folks interested in sharing their knowledge through seminars on different topics such as planting with deer resistance in mind
- Owner responsibilities – working to identify those areas in the R&R's that would benefit from specificity, rather than subjectivity.

Recreation Report: Kirsten Rene

- Tennis/Pickleball Court Hours/Rules
 - Spoke with players regarding evening sessions – most identify dusk as the natural end of play, with games sometimes lasting until 9:00 pm during the summer
 - A new sign will be placed at the courts that clearly states court rules and hours
 - Have reached out numerous times to a noise complainant requesting their feedback/input about court hours and rules. There has been no response.

- Continue to meet monthly with committee volunteers
 - Working to determine the best vehicle to share information about clubs and activities

Greenbelt Report: Kathy Renehan

- No report

Roads and Safety Report: Jeff Norberg

- Met with Protection Pl. homeowner and County Roads Dept. to discuss a drainage issue
- Installed video surveillance cameras at the SLOA office building. Ready for activation.
- Still waiting on land use agreement from Columbia Hospitality for use of Taylor/Sequim Dungeness location for security purposes

RV Lot, Jeremy Long

- No report

Office Report: Lisa McCord

- Acknowledged the resignation of McKenzie Pick and thanked her for her time with SLOA
- Met with a technician from Pacific Office Equip. to discuss updating office computers and improving video/audio capabilities at SLOA BOD meetings
- Returned three Scholarship Fund donation checks to donors due to the temporary suspension of the Sunland Scholarship Fund
- Pre-season pool preparations are underway
- Would like the board to consider switching from a quarterly bulletin to a format that would require one board member to submit an article approximately every three months that would be distributed through an LC.

Old Business:

- Garage Sale Policy (E. Skogsberg)
 - Yearly Spring/Summer Community wide clean out weekend (or two) with small number of sales allowed outside of those dates –
 - Parking concerns
 - Have sellers register to participate
 - Talk with donation facilities for partnership to collect unsold items
 - Deadline for cleanup
 - Goal will be to introduce modified policy at April meeting
- Court Rules/Hours (K. Rene)
 - Hours for the tennis and pickleball courts are proposed as follows
 - Summer 8:00 am – 8:30 pm
 - Winter 9:00 am – 7:00 pm

Motion to approve new pickleball rules and hours. Motion made by J. Rees, second by N. Skogsberg.

Motion tabled until further discussion

New Business:

- C.E.R.T. (J. Anzalotti)
 - Would like SLOA to consider partnering with C.E.R.T. to purchase a portable solar powered electrical system which would become part of the inventory stored in the C.E.R.T. container in the Foursome parking lot. C.E.R.T. has pledged \$1500.00 towards the purchase.
 - Provide refrigeration for medication
 - Nighttime lighting
 - Charge cellphones, medical equip. etc.
 - Ability to send out wellness communication messages

SLOA is open to considering the joint purchase. Volunteers J. Long, E. Skogsberg and N. Skogsberg will meet with J. Anzalotti for further discussion.

- RV Lot Funding (J. Hammond)
 - Determined that concerns raised by homeowner over the funding of the SLOA RV Lot will be sent to the attorney for review

- Landscape R&R's (N. Skogsberg)

Motion to remove from Section III, para A, sub para 4,. the sentence which reads "Any trees which are deemed by SLOA to create a hazard to an adjacent residence must be removed by the owner." Motion made by N. Skogsberg, second by J. Long.

Motion by J. Rees to amend the motion as presented. Retain the sentence, change only one word. Remove must, replace with may. Motion denied.

Motion to remove the last sentence of Section III, para A, sub-para 4 as presented by N. Skogsberg. Four in favor, three opposed. Motion passed.

- Executive Session
 - Personnel

Motion to adjourn the March Board of Directors Meeting.
Motion made by J. Rees. Second by N. Skogsberg