

SUNLAND BOARD OF DIRECTOR'S MEETING
April 2024

Date: APRIL 8, 2024

Location: 135 Fairway Dr.

Time: 5:00 pm

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

Excused: Dave Walp, Jeremy Long

Comments

- Owner Comments:
 - 147 Emerald Drive-Owner ran into light post in December - still broken
 - 143 Emerald Dr. – Exterior paint job remains unfinished, windows covered in plastic, lawn overgrown, generally unmaintained. Has been ongoing for years. Request Board to take action.
 - Owner opinion that RV Lot should not be secured by current electronic gate system. Suggests returning to key and padlock.
 - B. Eichhorn revisiting RV funding, history and CCR's. John Hammond stated he has requested legal counsel on the matter and will provide an update at the May meeting.

Motion to approve 4-8-24 BOD meeting minutes.

Motion made by N. Skogsberg, second by J. Rees. Approved by all members present.

Committee Reports

President's Report: John Hammond

- Election season is upon us. A nomination committee has been formed to encourage candidates to run for election to the SLOA Board this September. There will be 3 vacancies, each a three year term.

Vice President Report: Erik Skogsberg

- Garage sale policy R&R change
 - Allow homeowners one sale per year, with no more than 5 sales occurring within Sunland at one time.

Treasurer Report: Joe Rees

- Financial status through the end of February

- 95% of homeowner dues collected.
- Expenses underbudget
- 2024 Reserve Fund contributions have been completed
- Total Income \$315,000.00
- Total Expenses \$83,700.00, includes reserve fund contributions
- Running for the SLOA BOD
 - We encourage owners to run for the Sunland Board; no special skills required just a willingness to make Sunland a great place to live. The board is flexible and is open to altering the meeting start time to accommodate the work schedule of Board Members.
- 2025 Budget
 - Encourage board members to take into account both immediate and long term projects/expenses as they prepare their 2025 budget.

Architecture Report: Dave Walp

- Not in attendance. Report read by Nik Skogberg
 - The committee has processed 11 new requests since the last meeting. They include tree removal, exterior paint, and fence or deck installation/repair

Landscape Report: Nik Skogsberg

- Landscape committee has identified 20 homes that are in non-compliance of Sunland Landscaping R&R's, or at-risk of noncompliance.
 - As a first step, courtesy letters and/or phone calls will be made to homeowners alerting them of the potential violation.
- Continuing to work to develop a simple landscaping responsibilities document to share with owners

Recreation Report: Kirsten Rene

- Gravel was spread at the tennis/pickleball court driveway/parking area. In order to eliminate potholes SLOA will request bids to have the area professionally graded
- Court signs
 - Prepared to order new court signs once the Board has approved the proposed rules and hours.
 - Residents will be notified of the hours and the website will be updated
- Committee Volunteers –
 - Five members, monthly meetings

- Working to improve communications with homeowners, hope to centralize recreational information to encourage participation and provide easy access calendars, events
- Exploring the functions of the SLOA pool

Greenbelt Report: Kathy Renehan

- Liggins landscaping will provide an estimate for removal of 8 tagged Rhododendrons that are in poor condition at the Sequim Dungeness/Taylor entrance. Replanting may happen at a later time.
- Mullinex Tree Company will evaluate the health of trees on the south side of Taylor Blvd., near the entrance. Concerned due to the dropping of large branches.

Roads and Safety Report: Jeff Norberg

- Previously issued fine for noise/nuisance due to barking dog has been revoked. Contact made with owner to alert them that fine was no longer applicable.
- License Plate recognition cameras/Land Use Agreement
 - Columbia Hospitality has granted permission for placement of a camera at Taylor and Sequim Dungeness Way.
 - Sunland North President, Gerry Hatler, has approved the placement of a camera at the entrance on Woodcock.
 - The cameras have been ordered. Expected installation in 8-20 weeks

RV Report: Jeremy Long

- No report

Office Report: Lisa McCord

- Working to get bids for the grading of the tennis/pickleball court parking area and driveway. Only one of four companies has followed through and provided an estimate.
- Completed the document upload for Sunland 2023 tax filing.
- Met with a CPA about Foursome Condo and taxes.
- Liggins and Prune have provided an estimate for SLOA building exterior landscape maintenance.
- Had much needed minor repairs completed at the SLOA building by K2J.
- Pool business underway – In communication with pool director working to schedule a water safety class, preparing pool attendant help wanted ad, checking in with Tim Mannor to ensure that all known needed repairs are completed before the season begins.

Old Business:

- Community Emergency Response Team or C.E.R.T., (John Anzalotti)
 - Met with committee members. Have developed a clear understanding of anticipated demands that would be placed on a proposed solar power source at the CERT container.
 - J. Anzalotti will research equipment configurations and will present his findings, including cost, to the Board at a future meeting.
 - CERT Team has \$1500.00 to contribute to the shared cost of a solar power source
 - The SLOA BOD will discuss potential contribution after research has been presented.

- RV Lot Funding (J. Hammond)
 - Letter from homeowner regarding RV Lot funding has been sent to attorney Patrick Irwin, for review.
 - Mr. Irwin is currently out of the office but will provide his written response upon return

- Garage Sale Policy (E. Skogsberg)
 - Current policy
 - Homeowner is permitted to have a sale within 180 days of moving in or after their house is placed on the market
 - Proposed Policy
 - Allow homeowners to have one sale per year
 - No more than five sales can occur at any one given time

- Community Garage Sale
 - Once per year, over two weekends
 - One weekend would allow only even numbered homes to hold a sale
 - One weekend would allow only odd numbered homes to hold a sale

Motion to allow each household to hold one sale per year. No more than five sales may occur in Sunland at any given time. Permit from SLOA office will be required. System of fines will apply if seller is found in to be in noncompliance of SLOA R&R's.

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

- Court Rules & Hours (K. Rene)
 - Summer: 8:00 am to 8:00 pm

Winter: 9:00 am to 7:00 pm
No access before operating hours
One Sunland resident required on each court
Do not have duplicate keys made
Be mindful and respect your neighbors
Keep noise to a minimum
Always wear court shoes that do not mark the court surface
Do not spill food or beverages on the court
Take all refuse with you when you leave
No skateboards, bicycles, scooters, rollerskating or any other sport or activity that is not tennis or pickleball related.

Motion to approve court rules and hours as presented.

Motion made by J. Rees. Second by E. Skogsberg. Approved by all present.

- Landscaping Rules and Regulations Amendment (N. Skogsberg)
 - Table until future meeting

New Business:

- 2024 Corporate Transparency Act (J. Hammond)
 - Does not go into effect until Jan. 2025. Delay action until Board members are elected in September 2024
- Annual Picnic (K. Rene)
 - Would like to get discussion started about the SLOA annual picnic
- Pool staff wages (K. Rene)
 - Confirmed that 2024 attendants will receive 4.82% rate increase over minimum wage, as in prior year
- Community Center (J. Hammond)
 - Would like to continue to explore creating a community center in Sunland
 - Encourage members to be proactive and form an ad hoc committee to expand on this idea.

Executive Session

- None required

Motion to adjourn the April Board of Directors Meeting.

Motion made by Joe R. second by E. Skogsberg. Approved by all present.