

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES  
July 2024

Date: July 8, 2024

Location: 135 Fairway Dr.

Time: 5:00 pm

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

Excused: J. Long

**Comments**

Owner Comments:

- J. Flanders – member of the landscape committee, asks the Board to support Landscape Chair, N. Skogsberg, in addressing the numerous non-compliant properties in Sunland.
  
- B. Penrose - offered assistance to the Board if they would find her input helpful in later discussions.

Motion to approve 7-8-24 BOD meeting minutes.

Motion made by: J. Rees, Second by E. Skogsberg. Motion approved by all present

**Committee Reports**

President's Report: John Hammond

- Remain in communication with the Golf Club regarding future collaborations and use of the facilities for SLOA events
- Propane Tanks – urge homeowners to check that their propane tanks are following the concealment requirements as outlined in the Rules and Regulations
- Tenure coming to end - hope to see the coming board accomplish the following:
  - Robust and affordable wi-fi/ internet system
  - Secure community gathering space in event SGC becomes unavailable
  - Develop a more comprehensive, cohesive & enforceable fence policy
  - Develop deer proof landscaping educational classes
  - Explore extending president's term
  - Study dues increase to fully fund future projects/reserve fund
  - Develop a competitive bid policy that requires bids for all contracted work
  - Develop current job description for Board positions and SLOA procedures
  - Secure comprehensive HOA management software

#### Vice President Report: Erik Skogsberg

- Engaged in conversations with potential board members
- Community garage sale input has been positive

#### Treasurer Report: Joe Rees

- The 2025 SLOA budget has been finalized and will be up for board vote later in the meeting.
- Delinquent dues were reduced from 24 to 17
- Requested that office stamp past due on the outside of the envelope rather than on the inside only
- Consider feasibility of reporting delinquencies to credit bureau

#### Architecture Report: Dave Walp

- In the last 2 months, committee has processed 29 requests.
- New ADU RCW passed this year will take precedence over Sunland CC&R's. Crafted a draft policy for Board review.

#### Landscape Report: Nik Skogsberg

- Thanks to all homeowners that consistently keep their yards maintained
- Two letters of recognition have been sent to owners with exemplary yards/landscaped areas
- Goal is to focus on getting results that resolve landscape issues for the betterment of the homeowner and Sunland community. Fines may be necessary but are not the solution.

#### Recreation Report: Kirsten Rene

- Working on picnic details
  - Date
  - Catering
  - Volunteer recruitment
  - Entertainment & games
- Pool
  - The hot tub developed a leak and was out of service. Repairs are scheduled
  - Broken conduit leading to motion light will be addressed by an electrician
  - 2024 Pool visitors increased by over 200 guests from the same time period last year
  - Looking into extending pool hours one day a week starting in Aug.
  - Tennis/Pickleball driveway was vandalized by a vehicle doing donuts. Gravel scattered over courts. A temporary cable gate was installed with a combo lock. Trail cameras are in place.
  - Players have been notified of the combination

- Hoping to find a more permanent solution

Greenbelt: K. Renehan

- Had six trees removed that were dead and posed a fire hazard. Trees were in the greenbelt across from Cassalary Rd. and in the greenbelt behind Leslie Lane
- Meeting plumber to schedule repair/reinstallation of water fountain at courts

Roads and Safety: J. Norberg

- 2 letters were issued regarding dog barking complaints.
  - One for open outdoor burning
- Installed the cable gate at tennis courts as well as trail cameras
- Marked SWD street drain covers with a circle of spray paint after resident tripped

RV Report: Jeremy Long

- Not in attendance. No report.

Office Report: Lisa McCord

- 16 people have signed up for the Community Garage Sale.
- Landscapers discovered smoke coming from ground near the power box outside of SLOA office building. Fire Marshall determined that the source of the smoke was most likely from a discarded cigarette that had caused the bark to smolder
- Contacted the mailing service regarding time frame for submitting the 2024 election documents. Determined deadline to be August 12, 2024.
- Tried unsuccessfully to gather quotes for grab bars to be installed in all of SLOA office building bathrooms. Also seeking quote for new counter tops, faucets and light fixtures.
- Attempted to locate replacement parts for the stacking chairs in Gathering Place. No longer available.
- Received quote from POE for office equipment

**Old Business:**

- 2025 Budget – J. Rees
  - Treasurer, Joe Rees presented the 2025 SLOA Budget, noting that there was one minor budget change.

J.Rees moved that the budget be approved as presented. Second by D. Walp.  
Motion tabled.

- Community Garage Sale - L. McCord
  - Sale times? 9:00 am – 5:00 pm per E. Skogsberg
- ADU Policy – D. Walp

Motion to approve ADU policy draft included in the packet. Motion made by D. Walp. Second by J. Norberg.

Motion made by D. Walp to amend and table the motion until further development/research. Second by J. Norberg.

- Parking Variance – J. Hammond
  - Parking variance for homeowner on Vancouver Pl. will expire in August. Determined that the owner is to be notified by SLOA that they must find alternate parking for their work trailer by August 15, 2024 or be subject to a parking fine of \$25.00 per day. Office will send letter notifying homeowner.

#### **New Business:**

R&R's clarification – K. Rene

- Homeowner has two Sunland homes that are being used as rentals. If tenants are issued a pool pass, can homeowner obtain a pass as well?
  - Temporary allowance this season for homeowner
  - K. Rene will produce a draft policy which will clarify the tenant/owner pool pass restriction/availability

Annual Meeting – J. Hammond

- Date: September 23, 2024
- Time: 5:00 pm
- Location: Sunland Gold Club Ballroom

Propane Tank Proposal – J. Rees

- Tabled until August meeting.

6:33 pm Board adjourned into Executive Session.

#### **Executive Session**

- Future space restrictions facing SLOA
- Vendor Contracts

6:58 pm Board reconvened from Executive Session.

Joe Rees moved to accept the 2025 Budget; Second by E. Skogsberg. Motion passed with no dissenting votes.

7:01 pm Motion to adjourn the July 8, 2024, SLOA BOD Meeting.

Motion made by J. Norberg. Second by K. Renehan. Approved by all present.