

RV Report: Jeremy Long

- No report.

Office Report: Lisa McCord

- Community Garage Sale well received – 26 have signed up for first week
- Election packet will go to printer immediately after meeting
- Picnic preparation is underway, assisting Kirsten as needed.

Old Business:

- Sunland Building Requirements– J. Rees/D. Walp
 - Summary/expansion of Sunland building requirements proposed wording: 125 gallon or smaller tanks may be next to the house. Tank must be included in setback dimensions as part of the structure. Underground tanks are approved for tanks that are approved for burial. Tanks over 5 gallons need to be landscaped with trees, shrubs, lattice or other types of screens or fencing so that it is concealed or camouflaged from roads or adjoining residential lots to preserve the beauty of the house and surrounding area. All aspects of the installation, including but not limited to filler valve location, tank concealment, and propane tank placement must conform to all applicable building, life safety, and other codes and/or other professional standards in effect at the time of installation.
 - Summary/expansion of Rules & Regulations, proposed wording: Approval from the Architectural Committee is required before any propane tank can be installed. Tanks over 5 gallons must be landscaped with trees, shrubs, lattice or other types of screens or fencing so that it is concealed or camouflaged from roads or other adjoining residential lots to preserve the beautify of the house and surrounding area.

Motion to accept update to Sunland Building Requirements & Rules & Regulations as presented. Motion made by J. Rees. Second by J. Norberg

- Accessory Dwelling Unit policy – D. Walp
Sunland Owners Association allows Accessory Dwelling Units (ADUs) to be incorporated into properties in accordance with Washington State RCWs. Further, ADUs must comply with Clallam County building ordinances including permitting and the most recent building codes.

Detached ADU requires Architecture Building Permit.

Detached ADUs must fit within platted setbacks and easements.

Detached ADUs may be connected to existing Sunland Water District services or may be served by separate water and sewer connections. Owners shall coordinate service requirements with Sunland Water District.

Extensions to existing structures are allowed within the setbacks and easements for individual properties and Clallam County building codes.

Basements and garages may be converted for use as ADU spaces.

ADUs may be rented but rental periods must conform with existing Sunland CCRs and Rules and Regulations established as no less than 60 days (about 2 months) per rental period.

Parking spaces for ADUs must come from the available spaces on the property. A maximum of two (2) of the available spaces may be allocated to the ADU. Reserving spaces for the ADU removes them from availability for primary home use.

Dave Walp moves to approve the ADU Policy as presented acknowledging the wording will not include the specific time frame of rental allowed. Second by J. Rees. Approved by all present.

New Business

- Rental time frame requirements – J. Hammond
 - Letter from homeowner concerned about Sunland’s current requirement that all rentals must be no less than 60 days. The owner feels that this is not a long enough commitment from the tenant.
 - The board would like to have more information regarding specifics of rental that the writer has grown concerned about.

- Blood Pressure check provided by Clallam Volunteer Hospice – J. Hammond
 - Blood Pressure Screening event has been scheduled for September 26, 2024 at the Gathering Place from 10:00 a.m. to Noon.

- Bylaw Change, Nomination of Directors –D. Walp
 - Proposed verbiage change, Section 6 Nomination of Directors: Remove the sentence that states “Nominations may also be made from the floor at the annual meeting”.

Dave Walp moves to approve the change to bylaw verbiage as presented. Second by J. Norberg. Approved by all present.

- Ballots - J. Hammond
 - Ballots have been mailed.

- September Meeting – J. Rees
 - September 23rd @ 5:00 p.m., SGC Ballroom Annual Meeting
 - Organizational meeting directly after

- Allow candidates to briefly speak from the floor during the meeting. Candidates will be notified and time noted on the agenda.

Motion to adjourn the August 12, 2024, SLOA BOD Meeting.

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

Executive Session

None Required.