

SUNLAND Board of Directors Meeting Minutes
October 2024

Date: October 17, 2024
Location: 135 Fairway Dr.
Time: 6:00 pm

Call to order by President, Bob Eichhorn at 6:00 pm

Board members present:

Eichhorn, Bob
Skogsberg, Erik
Goeth, Carey
Mullikin, Mike
Skogsberg, Nik
Rene, Kirsten
Renehan, Kathy
Hammond, John

Comments

Owner Comments:

Penney Van Vleet -appreciation for SLOA pool, staff and BOD
Keith Parsons – suggests that the propane tank capacity (125 gallon) currently referenced in Sunland Building requirements remain as such
Kathy Morris – Suggests looking into a vacuum and cover for the SLOA pool

John Hammond moved to approve September 23, 2024 BOD Meeting minutes.
Second by E. Skogsberg. The motion carried, all in favor.

Committee Reports

President's Report: Bob Eichhorn

- Reviewed minutes and various documents going back to 2007
 - Top Complaints
 - Barking Dogs
 - Speeding motorists
 - Sport court use conflicts
 - Gathering Place use conflicts
 - Green space issues

- Vision going forward
 - Would like to establish an initiative taking and forward-thinking board, proactive rather than reactive
 - Develop a detailed position description requirement document to act as a guideline for future board members.
 - Strive to develop standard operating systems throughout all SLOA operations
 - Look into potential outsource services
 - Reconsider the frequency of Board Meetings.
- Reevaluate definition of what is considered an RV, especially as it pertains to conversion or Sprinter vans used as daily drivers
- Architectural planning and guidelines
 - House colors, fence types and their current location restrictions must be reevaluated
- Recreation amenities and facilities
 - Are they right type, do they serve the majority of members rather than just a small group
- RV Lot- Reexamine the current limitations on what is considered a storable item
- Office procedures- review current procedures and workload
- In the process of reviewing all current contracts
- Drafting letter to attorney regarding CC&R details as they apply to current R&R's
- Assessed Tennis Court damage
- Initiated installation of license plate recognition cameras that were ordered in April. Electrician has been scheduled to bring power to the poles
- Roads and Safety board position has not been filled. Will contact 2024 candidates that were not elected in September to determine if they have interest in the position

Vice President Report: Erik Skogsberg

- Met with Bob Eichhorn, will continue to work toward vision of a more proactive board that accommodates the evolving demographics in Sunland.

Treasurer Report: Carey Goeth

- Studying information passed along from past Treasurer, Joe Rees. Sunland remains in great financial condition.

Architecture Report: Mike Mullikin

- Returning to Architecture Chair position after completing prior term in 2021
- Forming committee as required in Bylaws
 - Committee Chair: Mike Mullikin
 - Committee Members: Gary Blankenship

Ed Dawes

- Have been assigned to review all building requirements and architectural guidelines and/or policies
- Will require greater detail on Architectural Request Forms and require owners to sign form after project is completed. Architectural committee member will then acknowledge completion with their own final signature
- Grievance committee – grievance committee structure needs to be reevaluated, and a policy put in place that encourages participants to be prepared for a grievance meeting so that the time can be best utilized.

Landscape, Nik Skogsberg

- Continue to work to wrap up those violations that were reported over the summer
- Working to develop new procedures and policies to streamline and improve communications. Continuity and clarity are forefront.
- Working to provide educational events to SLOA residents covering deer resistant landscaping and other helpful tips
- Reached out to residents that had previously expressed interest in forming a volunteer group to assist residents in need with landscaping tasks
- Updated list of Landscape service providers, verified new clients were being accepted
- Landscape and Recreation would like to send out a survey to residents so that they can vote on who in Sunland has decorated with the most spirit (Halloween)

Recreation Report: Kirsten Rene

- Thanks to all picnic volunteers and all that attended
- Pool 2025 Season recap
 - 230 passes issued
 - 16 to nonresident SGC members
 - Average 76 guests checked in per day,
 - 356 water aerobics sessions were purchased
 - Experimented with extending the pool hours on Fridays, will consider offering the extended hours again in 2025.
 - Have a meeting with pool manager and Tim Mannor to go over pool maintenance needs/concerns
- Tennis/Pickleball courts vandalism- temporary solution
 - B. Eichhorn received a bid to have the driveway regraded and cement barrier blocks installed. The blocks are a temporary solution to the ongoing problem of vandalism caused by driver(s) spinning circles in the gravel parking lot.
- Pickleball schedule
 - Exploring various options for schedule and open play that will be equitable for all

Greenbelt: K. Renehan

- Entrance will be decorated for the holidays on November 27, additional LED lights will be added to the display
- The water at the front entrance and tennis courts has been turned off. The lines will be drained.

Roads and Safety: Open position, comments by Bob Eichhorn

- License plate recognition cameras have been installed
- Streetlight at Sunset and Leslie Ln. will be evaluated by electrician on October 18

RV: John Hammond

- 85% Occupancy
- Restriped lot and returned parking blocks to proper positions, repainted signs and repaired barbed wire
- Reiterate that the RV Lot does not have surveillance cameras
- Will be marking driving lanes in preparation for new gravel to be delivered
- Exploring options to solar charge the gate in addition to allowing users remote access
- Attaining bids to straighten fence along the southeast side of the lot
- Next 24 months will be looking into upgrading the electrical service along the outer fences

Office Report: Lisa McCord

- Met with Bob Eichhorn on numerous occasions, will continue to do so at a minimum of once weekly
- Met with Treasurer, Carey Goeth, to discuss expectations and bookkeeping details
- Gathering Place carpet and all stackable chairs were professionally cleaned
- Established timeline for mailing of annual dues statements, communicated with printing service to confirm
- Facilitated agent change at financial institutions
- Pool dumpster will be pulled on Oct. 22
- New tennis court net has been installed
- Judy Nordyke has stepped down as Welcoming committee chair, Vicki Walp will be taking over the position
- Facilitated meeting between Sequim School District and Sunland Owners Association
- Gathering Place reservation system equitable solutions
 - Limit number of reservations a group may make each month
 - Limit total number of hours
 - Limit amount of advance booking to 6 mo.
 - Consider charging a fee if the reservation holder does not cancel in advance

Old Business:

- Tenant Use of Amenities – K. Rene
 - Proposed Changes To Rules and Regulations in bold text:
Use of swimming pool and tennis/***pickleball*** courts – use of these facilities is for SLOA members and their guests. ***Guests are not permitted to use the facilities on their own and must be accompanied by the SLOA member. SLOA members are allotted one pool pass per household. In cases where SLOA members have tenants, the SLOA member can transfer eligibility of their pool pass and use of courts to the tenant if desired.*** Rules for use are posted at respective facilities. It shall be the responsibility of the homeowner to oversee guests' conformity to the rules.

John Hammond moved to approve the revision to the Rules and Regulations as presented, second by E. Skogsberg. The motion carried, all in favor.

New Business

- Architectural Committee Structure – M. Mullikin
 - See Architectural Committee report
- Appointment to Roads and Safety position – B. Eichhorn
 - See President's report
- Welcoming Committee – B. Eichhorn
 - Grateful to Vicki Walp for stepping into the role of Welcoming Committee Chair
- Golf Course relationship – B. Eichhorn
 - Meeting scheduled with Sunland Golf Club General Manager, Troy Rodvold. Participants will include SLOA President, Recreation Chair, Treasurer and Office Manager. Purpose is to discuss relationship with SGC and work to increase social activities and promote beneficial partnerships for both
- Bid for Tennis Court Repair – B. Eichhorn
 - Bid of \$1847.00 from Franks Tractors to regrade gravel parking lot and deliver/install cement barrier blocks.

John Hammond moves to accept bid from Frank's Tractor and Excavation in the amount of \$1846.27, second by N. Skogsberg. The motion carried, all in favor.

- Reestablish Scholarship Fund – B. Eichhorn
 - Previous organization that handled fund distribution has dissolved. Erik Skogsberg has been assigned to explore options to restore the program.
- Presentation by Sequim School District – B. Eichhorn

- School District to hold a presentation in the Gathering Place on Monday, October 28th to discuss long range facilities planning for Sequim schools
- CERT use of SLOA Bldg. – B. Eichhorn
 - Presently, American Red Cross has an agreement to use the SLOA building in the event of a natural disaster. Sunland CERT Team 4 would like to co-use the building along with American Red Cross.

Erik Skogsberg moves to accept the Facility Use and Hold Harmless Agreement from Clallam County in support of CERT Team 4. Second by N. Skogsberg. The motion carried, all in favor.

- Identify Critical Items/Paths for Next Board Meeting – B. Eichhorn
 - Board members and committee chairs tasked with providing President a written review of what works vs. what could use improvement in all areas of Board responsibilities. Encouraged to think broadly. Information will be compiled by President and shared at next meeting.
 - Next SLOA BOD Meeting will be in January. Date to be determined.

Executive Session

- Corporate Transparency Act & Financial Crimes Enforcement Program

8:10 Board reconvened from Executive Session

8:11 Erik Skogsberg moves to adjourn the October 17, 2024 SLOA BOD Meeting. Second by Kathy Renehan. The motion carried, all in favor