

SUNLAND Board of Directors Meeting Minutes
April 17, 2025

Date: April 17, 2025

Location: 135 Fairway Dr.

Time: 6:00 pm

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

Board Members Present

Bob Eichhorn

Carey Goeth

Kirsten Rene

Kathy Renehan

John Cressey

Mike Gawley

Remote:

Erik Skogsberg

Mike Mullikin

Absent:

Nik Skogsberg

Comments

Owner Comments:

- Joe Rees – appreciates current meeting format. He would like the board to consider Wildlife Feeding policy, particularly to determine if the 7' height requirement applies to feeders that are suspended.
- Keith Parsons – Greenbelt cleanup around San Juan needs to be addressed in equal measure to other greenbelt cleanup
- Dianne Young – appreciates board communications. Wishes to express support of Geen Space Habit
- John Anzalotti – will address board via email
- Becky Penrose – Regarding fiscal policy – suggests redirecting the two percent budgetary donation fund allowance back to homeowners who struggle to pay their dues

- Vicki Walp – has taken over the Welcoming Committee chair responsibilities. Will continue to send introductory letters to new owners as well as reintroduce in person gathering. She hopes to do a welcoming gathering this summer.

Carey Goeth moves to approve the meeting minutes as they are. Second by Erik Skogsberg. Motion passed with unanimous approval.

RV Report- Mike Gawley

- Simplified the process of programming the gate keypad -only laptop and cable required
- Focused on auditing gate code and space assignment data. Worked with office to compile information and create a working spreadsheet to maintain accuracy going forward
- Cancelled monthly subscription to RV management software program
- Repaired entry gate assembly for better roller/magnet alignment
- Installed locks on the gate control entry box
- Lot Repairs and Maintenance Goals
 - Re-stripe spaces
 - Address potholes and low spots
 - Remove all unauthorized loose material and dispose of debris
 - Will send communication to tenants to allow them the opportunity to retrieve RV lot property on the ground within two weeks
 - Continue to trim encroaching vegetation
 - Further reinforce the entry gate to enhance magnetic lock alignment
 - Identify method to locate high electricity usage areas
 - Develop a training manual for future RV Lot Chairs.

Greenbelt Report, Kathy Renehan

- Completed contracts for T. Mannor (monthly maintenance), Liggins (entrance), SGC mowing of lot #207
- Ivy eradication treatment on hill above sport courts has been completed after weather delays

Vice President, Erik Skogsberg

- Focusing on collating priorities for Board focus as determined by results of visioning session
 - Mutually beneficial relationship with golf course
 - Optimize board processes and the office and association members
- Scholarship Fund

- Research continues to determine the next step to reestablish a Sunland Scholarship program
- Funds that were in the account at the time of dissolution are currently in process of being turned over to Sequim High School
- Will continue to inform association members of SLOA's progress working to reestablish the fund

Safety & Compliance, John Cressey

- Researching unified video surveillance systems for SLOA.
- Will collaborate with CERT to address their communication needs and work to unify SLOA security and emergency preparedness requirements.

Recreation, Kirsten Rene

- Pool
 - Contracts completed
 - Tim Mannor, Maintenance
 - Cheryl Gerardi, Pool Manager
 - Pool preseason preparation underway
 - Staff wage structure created
 - Attendant contract updated
 - Facility repair and preseason maintenance needs are being addressed
- Courts
 - Have started to distribute monthly pickleball schedule via Let's Communicate
 - Open play times will not be added to the Spring schedule due to lack of interest in pilot program
- Bocce Ball
 - Requested bids from three contractors must include drainage issue
- Resignation preparation
 - Created transition documents and prepared Recreation Chair Procedure manual
 - Official resignation, April 17, 2025

John Cressey moved to accept the resignation of the Recreation Chair, Kirsten Rene, from the SLOA Board of Directors. Second by Mike Gawley. Motion passed with unanimous approval.

Architecture, Mike Mullikin

- One new home being built
- Negotiated an agreement between homeowner at 158 San Juan Dr. and SGC that acknowledges current residential landscape design extends 14' onto golf course property. It was agreed that homeowners will be allowed to continue using the area

without ownership. SGC may reclaim area with 7 days' notice. Signed agreement on file.

- Numerous neighbor disputes over property lines, trees etc. have been resolved through cooperation between both parties
- Sunset Pl. homeowner preparing blueprints and written request for possible ADU unit addition.

Treasurer, Carey Goeth

- 24 past due accounts as of March 31 that had not paid in 2025.
- Any owner that carried a balance for over two years has now paid in full.
- Consolidated Operating & RV Reserve accounts into one 7 mo. MMA CD (First Federal) in amount of \$75,000.00 @ 4.15%
\$70,650.00 2025 Reserve Fund Deposit
\$4,350.00 from MMA Reserve Account
\$75,000.00
- SLOA will begin to pay reserve expenses directly from the Reserve bank account rather than transferring funds between operating accounts to post payment. Please look at your 2026 budget package and continue the process throughout the summer.

Office Manager, Lisa McCord

- Working to adapt to QB online and embrace automation capabilities
- Moving day-to-day operations to Kathy Morris, Office Assistant
- Coordinating pressure washing and window cleaning of SLOA Bldg.
- Updated GP policy, accepted group reservation requests through end of year

Old Business

- RV Lot and Safety and Compliance Board Positions
 - After a multi-year break, Mike Gawley has stepped back into the recently vacated role of SLOA RV Lot Chair and will hold the position until the term ends in September 2025. His dedication to Sunland and willingness to jump back on board is greatly appreciated
 - John Cressey, has stepped into the recently vacated Safety and Compliance Chair (previously Roads and Safety). Thank you to John for volunteering his time and knowledge throughout the remainder of the term, which concludes in September 2025
- Vision/Projects

- The SLOA BOD completed a poll which required them to rank the top 10 most popular subjects identified at the 2024 SLOA Visioning Session and individually rank them in order of interest, regardless of their position on the SLOA Board.
 - Improve relationship with Sunland Golf Club
 - Work to enhance SLOA operations to increase efficiency, reduce costs, and reduce repetitiveness.
- Rather than ad hoc committees for individual projects, develop a mission statement that will act as a foundation for all board members to reference when making decisions. Regardless of position on the Board or the individual serving, projects would be chosen that align with the mission statement.
- Vice-President, Erik Skogsberg will work on developing a draft statement to present to the Board.
- Greenbelt Habitat Preserve Project
 - The Board requests that Deb Wallace receive written confirmation from homeowners around the Greenbelt confirming that they support the efforts of the Greenbelt Habitat Preserve Project.
 - How will this project be sustained? Expense?

Carey Goeth moves to table the Greenbelt Habitat Preserve Project discussion until more information is provided, including cost, plans for project sustainability and receipt of written notice of acceptance by homeowners around the San Juan Greenbelt. Second by Mike Gawley. Motion passed with unanimous approval.

New Business

- ADU Policy
 - SLOA ADU policy adopted in 2024 is not in compliance with SLOA 1971 CC&R's Property Rights, Article II Section 9 and is not required by RCW 64.38.160 as was initially interpreted.

Carey Goeth moves to rescind August 12, 2024 Accessory Dwelling Unit Policy to comply with SLOA CC&R's. Second by Mike Gawley. Motion passed with unanimous approval.

- Pool Pass for Sunland Golf Club Members

- Current policy allows nonresident SGC members to purchase a pool pass from SLOA for \$150.00. Agreement requires a one-year notice prior to cancellation/change of policy.
- Considering the current agreement parameters, SLOA will reconsider policy specifics and make revisions as necessary so that changes will go into effect prior to June 2026.
- SLOA will revise pool passes so that homeowner and purchased passes can be differentiated.
- Sign in sheets will be modified to better track nonresident use.
- 2025 contract will remain in place and will be updated with signatures from current SLOA President and SGC Manager.
- Wildlife Feeding Policy
 - The 2022 policy is thorough and needs enforcement, rather than revision. Board agrees to work on known issues by alerting homeowners of a policy violation with a courtesy letter that allows them the opportunity to remedy the situation within a specified time frame.
- License Plate Recognition Cameras
 - License plate recognition camera at Seq. Dungeness entrance to be moved to tennis/pickleball courts. Due to the high volume of traffic at the Seq. Dungeness/Taylor entrance (3000 cars per day), the technology would be much more useful in a less traveled area. Camera placement at the courts will allow the removal of the concrete barrier blocks that were recently installed in an effort to curb further vandalism.

Carey Goeth moves to decline the renewal of the camera contract which is set to expire in October 2025. The Sequim Dungeness/Taylor camera will be moved to the tennis courts and remain in service until contract is terminated. Cost for move \$750.00. Second by Mike Gawley. Motion passed with unanimous approval.

- Community Garage Sale
 - One weekend in July, permit is required. Seller must sign permit application which signifies their acknowledgement of the rules and regulations noted on the form. Included, but not limited to: parking restrictions and owner responsibility in ensuring compliance, sign display and timely removal of unsold items.

Kirsten Rene moves to continue the community garage sale in accordance with the provisions stated above. Second by Mike Gawley. Motion passed with unanimous approval.

- Nomination Committee

- Bylaws require that a nomination committee is formed to seek candidates for the upcoming board positions. Leader of the committee must be a member of the board in addition to two community members.
 - Bob Eichhorn has volunteered to serve as committee leader.

- Jess Taylor Award
 - SLOA President will talk with SGC to determine if they would like to absorb the issuance of this annual award that celebrates course founder, Jess Taylor's spirit of service. The award plaque is presented to a Sunland resident after they have been nominated by a fellow association member. A winner is then selected by the SLOA Board. Calls for nomination have gone unanswered in recent years, prompting the reexamination of the tradition.

- Budget
 - Treasurer has distributed comprehensive packets to each board member- each includes applicable fiscal history, useful worksheets, reserve account information and much more.
 - Specificity is encouraged when planning. Consider long-term and immediate requirements in the process and keep in mind the overall needs of the community beyond those of your individual department.
 - A SLOA BOD Budget planning meeting will occur in June. The meeting will be open to association members for observation only as attendee comments are not permitted.
 - The Budget will be presented to the Board for approval at the August meeting.

Open Forum

8:53 pm Kirsten Rene moves to adjourn the meeting. Second by Kathy Renehan. Motion passed with unanimous approval.