

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES

November 13, 2025

Date: November 13, 2025

Location: 135 Fairway Dr.

Time: 6:00 pm

Board members present: Bob Eichhorn, Nik Skogsberg, Carey Goeth, Mike Mullikin, Howard Harrow, Becky Penrose, Don Murray, Greg Downing

Comments

- Owner Comments:
 - Kim Koons – Advocates to have board meetings occur monthly
 - Deb Wallace – Volunteered to chair a Process Improvement Committee to review SLOA's admin., maintenance and operational workflows
 - Brad Buscher – Supports the SLOA Board, opposed to any calls for Board member removal

Carey Goeth moved to approve the August 4, 2025 BOD meeting minutes. 2nd by M. Mullikin. Unanimous approval. Motion passed.

Office & Committee Chair Reports

Recreation, Becky Penrose

- A contract for a new Sunland Pool Maintenance and Repair provider has been approved and will go into effect on January 1, 2026. The current contract will not be renewed.
- Becky received her certification as an Aquatic Facility Operator.
- The Clallam County Environmental Health evaluated the pool maintenance records and inspected the pool and pump house supplying a report of issues that need attention both short and long term.
- Met with the Sequim YMCA pool maintenance manager and received a tour of their pump house and facility.

- Supplied three bids for the pool liner along with other renovation costs to restore the pool. All Repairs include a new pool liner, two new skimmers/with new plumbing lines from pool to pump house, sealing the pool deck, and installing two new pumps to replace original pumps. Also, repairing the Spa/Hot tub salt filter broken under-drain laterals. The anticipated pool renewal cost total \$180,000.00
- Received three bids for bocce ball courts which will be revisited in 2027.

No Other Chair Reports

Treasurer's Report – 2025 Status

Treasurer, Carey Goeth

- Signatories at banks have been updated to reflect board member changes
- As of September 30 2025
 - Membership Dues Delinquent: 4
 - Budget:
 - Revenue Status: Approximately 95%
 - Expenses Status: Approximately 77%
- Exploring adding third bank to 2026 portfolio in consideration of FDIC insurance caps
- Excess Contingency Account funds were moved to the Reserve fund to ensure that the Contingency Account balance remains under \$35000.00 as required.

Old Business

- Budget Ratification vote results: 897 eligible Voters
216 ballots received
Numbers do not meet the minimum requirements of 50% plus one, therefore the 2026 SLOA Budget has been ratified.
- Firewise, John Anzalotti – Opportunity for Sunland to take part in the Firewise USA Communities Program to develop a 3-year action plan to evaluate, educate and address areas posing a wildfire risk in Sunland. CCFD 3 will assist in the initial evaluation. More information will be shared in January.
- Greenbelt Habitat Preserve Project – specifically Lot 209. While the pursuit of a change to the hillside trees and brush has been paused, the area below has been

sprayed for Canadian Thistle and will continue to be monitored. The soil will be amended to encourage grass growth and native plants introduced.

New Business

- End of year contract status
 - Recreation, Becky Penrose
 - Pool Maintenance – Current monthly maintenance contract will not be renewed.
 - Greenbelts, Greg Downing
 - Greenbelt Maintenance - Current contract will be extended
 - Lot #207 – Current contract will not be renewed. Mowing will be part of regular greenbelt maintenance in 2026
 - Entrance – Current contract will not be renewed. Maintenance of the entrance will be absorbed by Greenbelts
 - RV Lot, Howard Harrow
 - Flat trimming – Current contract will not be renewed. A provider has been identified and will be assigned the contract in January 2026
 - Pool, Becky Penrose - Maintenance Contract with new provider 2026

Carey Goeth moved to accept the 2026 contract for pool maintenance as recommended by Becky Penrose. Greg Downing seconds. Unanimous approval. Motion passed.

- Pool near and long-term Plans, Becky Penrose
 - Clallam County Health Department evaluated the pool for long and short term needs
 - Minimum CCHD requirements for 2026 opening – replace skimmers. Estimated cost \$4740.00

Howard Harrow moved that SLOA complete the minimum requirements to get the pool open for 2026. Greg Downing seconds. 7 in favor, one opposed. Motion passed.

- Received bids from three companies to replace pool liner.
 - SLOA Board will revisit this topic during old business each month in an effort to determine funding sources for liner replacement
- Welcoming Committee – Consider assigning the welcoming committee to the Vice President, rather than recreation to alleviate the workload on Recreation.

Becky Penrose moved to leave the Welcoming Committee under Recreation and revisit the subject in January. Second by Howard Harrow. 7 in favor, one opposed. Motion passed.

- Fiscal Policy – No changes
- Board Candidate – One Board position remains open

Mike Mullikin moved to extend the candidacy for the open board position until December 31st. Don Murray seconds. Unanimous approval. Motion passed.

- Sunland Water District
 - RV Lot – Due to regulations placed upon SWD as a public water provider, some storage spaces in the RV Lot are restricted as to their use. In order to comply with the 100’ “sanitary area” around the well, some tenants may be asked to move their stored item to a different space in the lot.
 - Trees and water Lines – Aging trees are beginning to interfere with the water lines. If a tree is on private property and damages a water line, SWD will repair the line, the homeowner is responsible for the cost of tree removal. SLOA will explore partnering with a tree service company in an effort to lessen costs.

Open Forum

- Dianne Kahookele – Found welcome committee very helpful when moving to Sunland –especially introduction to SGC as well as Sunland social committees
- Deb Wallace - Asks Board to consider holding a conversation about developing an asset management plan at the January meeting.
- Lupe Alvarado- Can homeowners request that the SWD evaluate the trees on their property as they relate to underground lines? Yes.
- Judy Watson – Suggests SLOA retain a lawyer that is HOA certified. Bob Eichhorn confirmed that this is in process with RFP’s in development
- Cheryl Coulter – concerned that too much is being absorbed by the Greenbelt maintenance provider.
- Susan Hammond – Would like to know the percentage of Sunland residents that use the pool. Asks that Sunland consider the extra expense those not living in single unit homes face with annual condo dues when contemplating which

costly repairs to undertake. Suggests Welcome Committee help newcomers understand the different Sunland entities as it is a common cause of confusion.

- Mike Harris – Inquired if there was a crack assessment done when gathering bids for the pool liner.
- Diane Kahookele – has an assessment been done on the demand for a bocce ball court. Response by M Mullikin that it is the single most requested amenity outside of what is already offered
- Brad Buscher – Concerned about the hiring of professional HOA Mgmt. company and the related expenses.

- 8:21 pm Executive Session – subject: Personnel

- 8:51 pm Executive session concludes.

8:52 pm Howard Harrow moved to adjourn the November 13th Sunland Board of Directors Meeting. Second by M. Mullikin. Unanimous approval. Motion passed