

SUNLAND OWNERS ASSOCIATION

2025 Annual Membership Meeting Minutes

Meeting Date: September 22, 2025

Meeting Time: 5:00 PM

Location: SGC Ballroom, 109 Hilltop Dr., Sequim

I. CALL TO ORDER

The 2025 Annual Membership Meeting of the Sunland Owners Association was called to order by President Bob Eichorn @ 5:00 pm

Important Clarification: This meeting was clarified as the 2025 Annual Membership Meeting, NOT a board meeting. No motions for new business would be presented, taken, or voted upon. Voting would be limited to new board member elections only.

II. ESTABLISHMENT OF QUORUM

A quorum of the board was confirmed to be present.

III. AGENDA MODIFICATIONS

The President announced the following agenda adjustments:

1. **Meeting Start Time Correction:** The distributed packets incorrectly listed meeting time as 6:00 PM; the actual start time is 5:00 PM.
 2. **Agenda Reordering:** The board election was moved before old and new business discussions to ensure proper sequencing.
 3. **2026 Budget Clarification:** The membership was informed that the 2026 budget would NOT be discussed at this meeting. Discussion would be limited to the 2025 budget status through August 2025.
 4. **2026 Budget Ratification Meeting:** A separate budget ratification meeting will be held in October, at which membership may vote to reject the board-approved budget. Per RCW 64.90 (effective January 1, 2026), budget rejection requires 51% rejection by full membership, not just attendees.
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IV. OWNERS' COMMENTS

Comment 1 - Golf Course Contract:

An owner inquired about a five-year contract with the golf course and its potential impact on the 2026 budget.

President's Response: The Association has NO contract with the golf course. The only monetary relationships involve paying for facilities and services utilized (e.g., driving range for the picnic). Any golf course contract exists between the golf course and equity members only. At the end of the five-year equity membership period, the golf course will be wholly owned by Columbia Investments, with no impact on the Association's budget.

Comment 2 -Sue Pittman

Sue expressed appreciation for the board's stewardship of the community's resources and finances.

Comment 3 – Judy Watson

Judy requested clarification on the number and location of green belts owned by the Association.

President's Response: The Association owns nine green belts, defined as any open green space owned by SLOA. Specific locations include:

- Parking area by the pool
- Front entrance
- Behind Leslie Lane
- Sunset Place
- Fawnwood Pl.
- Off Hurricane Ridge Drive (two locations)
- Additional locations throughout the community

Comment 4 – Randa Wintermute:

Randa requested assurance that the RV park would be discussed during committee reports and that questions would be welcomed.

President's Confirmation: Committee reports include opportunity for member questions

V. APPROVAL OF PREVIOUS MINUTES

The presiding officer called for a motion to accept the minutes from the 2024 Annual Membership Meeting.

Mike Mullikin moved to approve the 2024 Annual Membership Meeting Minutes. Carey Goeth seconded

Vote: 5-1 in favor (one board member abstained due to not having reviewed the minutes)

Result: MOTION CARRIED. Minutes approved

VI. TREASURER'S REPORT

Presenter: Carey Goeth, Treasurer

QuickBooks Conversion:

- Transition from QuickBooks Desktop to QuickBooks Online is underway
- System bugs are being resolved
- Goal: Provide automated financial reporting directly from QuickBooks at future meetings (currently using manual spreadsheets)
- Timeline: Expected completion by next annual meeting

2025 Budget Status:

- Overall spending at 70% through August 2025
- On track with budget projections

Past-Due and Unpaid Dues:

- No outstanding dues prior to 2024
- Declining monthly: Currently 5 outstanding for 2024 and 5 partial payments
- Additional payment received after report compilation
- Trend: Gradually improving

2026 Budget Development:

- Several months of collaborative work with board members and committee chairs
- Considerations included: aging infrastructure needs and possible certified HOA manager or management company addition
- Dues increase anticipated but amount to be discussed at October ratification meeting

Contingency Fund:

- Previously noted concern regarding \$35,000 contingency fund has been addressed

Membership Eligibility:

- Members with past-due dues are NOT eligible to vote at membership meetings

Questions and Answers:

Q: Budget Process Explanation

- **A:** Board gathers member requests, reviews five-year historical budget trends, solicits input from each committee silo chair, compiles information, and develops balanced budget reflecting priorities while minimizing dues increases.

Q: Contingency Fund Usage

- **A:** \$35,000 contingency fund covers most unforeseen expenses. For larger unexpected costs, the board convenes to determine appropriate response.

Q: Pool Maintenance Contract Details

- **A:** Tim Mannor maintains the pool and ensures compliance with health standards. Repairs are contracted separately and invoiced. Frequency: Daily during 92-day operating season; once weekly during closed season. Updated information from audience member: Contractor should visit twice daily when pool is open.

Q: Pool Pass Requirements

- **A:** Pass system regulates access and ensures knowledge of who is using the facility. There have been past issues with unauthorized users accessing the pool.

Q: Bid Requirements for Contracts

- **A:** Board fiscal policy requires competitive bidding: contracts over \$2,500 require two bids; contracts over \$5,000 require three bids. All bids require board approval.

Q: Pool and Green Belt Contract Bidding Status

- **A:** Mannor Enterprise contracts for pool maintenance and green belts. They have not gone to bid; they are auto-renewing with cost-of-living adjustments. However, Recreation Director Becky Penrose will be issuing RFPs for pool maintenance, and green belt contracts should similarly be put out to bid given the significant expenditure (~\$40,000 combined).

VII. BOARD REPORTS

A. VICE-PRESIDENT REPORT

Presented by: Eric Skogsberg, Outgoing Vice President

Duties Performed:

- Assisted President with strategic visioning and documentation of community input
 - Transitioned Sunland Scholarship program (detailed under Old Business)
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B. ARCHITECTURE REPORT

Presented by: Mike Mullikin, Architecture Chair

Annual Statistics:

- 97 architectural requests processed this year.
- Over 800 requests handled during 8-year tenure.

Scope of Architectural Review:

- Covers all exterior home modifications: driveways, roofing, decks, trees, fences, sheds, etc.
- Paint color notifications requested to prevent inappropriate colors

System Improvements:

- Online architectural submission system now functions, eliminating need for paper copies

Water Main Issues:

- Significant discussion with water district regarding trees interfering with water mains
- Recent pipe break caused by tree roots.
- Request for resident cooperation in removing problematic trees.
- Call to Action: Residents urged to communicate with neighbors and address tree issues collaboratively.

Propane Tank Compliance:

- Multiple propane tanks throughout community not properly enclosed per CC&Rs
- Enclosure is inexpensive and improves aesthetics
- Warning: Non-compliance will result in investigation of original approval status, potentially triggering fines

Community Support for Golf Course:

- While the Association cannot officially assist the golf course, individual members are encouraged to support it through dining and participation in open events
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C. GREEN BELTS REPORT

Presented by: Kathy Renehan, Greenbelt Chair

Positive Outcomes:

- No major wind storms this year.
- Successful ivy removal project at tennis courts.
- Removal of junk bushes in Lot 207 (Hurricane Ridge lower circle)
- Volunteer community effort to spread dirt and chips (Lot 207) from stump grinding was completed.

Warnings:

- English ivy is highly invasive and destructive; residents urged not to plant near greenbelts.

Noxious Weed Management:

Herbicide Options:

- **Killzall:** Kills all vegetation (grass, weeds, ivy, thistles); moderately priced
- **Milestone:** Targets thistles only; \$126/quart; more expensive but safer for surrounding vegetation
- Both products recommended by Clallam County Noxious Weed Board
- Application safe for children and pets within 30 minutes of application; absorbed by plants per MSDS

Herbicide Restrictions:

- Cannot be applied within 100-foot radius of water wells.
- Careful application required to prevent drift into neighboring properties.

Specific Weed Issues:

- English ivy: Extensive in certain green belts; being monitored; removal costly (\$2,000 for tennis court area).
- Horsetail: On radar; difficult to eradicate.
- Poison hemlock vs. wild carrot: Clarification provided—purple veins and spritz leaves indicate poison hemlock; absence indicates wild carrot. No confirmed poison hemlock in Sunland per state noxious weed department.

Noxious Weed Board Presentation:

- Christina St. John, from Clallam County Noxious Weed Board, is available to provide community presentation on identification and management.

Budget Considerations:

- Current greenbelt budget (\$30,000) insufficient for comprehensive weed management and habitat restoration.
 - Board recognizing need for increased investment in green belt maintenance.
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D. RECREATION REPORT

Presented by: Becky Penrose, Recreation Chair

Annual Picnic

- **Budget:** \$5,000 allocated; \$2,600 spent (under budget)
- **Attendance:** Approximately 275 hamburgers served; 400 hot dogs consumed
- **Entertainment:** Two bands performed (\$200 each—exceptionally affordable); had a tug-of-war with fire department assistance
- **Activities:** Pie eating contest, hot air balloon rides (tax-deductible at \$750; all interested participants accommodated)
- **Vendors:** Black Bear Diner catered hamburgers (\$4 each); Costco provided a donation of a \$50 gift certificate
- **Donation:** Leftover supplies were donated to the fire department
- **Parking:** No parking problems reported

Winter Ball Consideration:

- Interest expressed in hosting winter ball in golf course ballroom
- Costs: Ballroom rental (price pending), plus charge for band
- Reservation has been made, awaiting pricing

Tennis Courts and Bocce Ball Courts:

- Court costs are well under budget for 2025 spending
- Bocce ball court bid received (\$20,000+); three bids required per policy
- Tennis and pickleball courts: Some pressure washing and maintenance needed next year.

Swimming Pool:

- Discussed separately under New Business
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E. SAFETY AND COMPLIANCE REPORT

Presented by: President on behalf of John Cressy, Safety and Compliance Chair

Note: John Cressy is unable to attend due to unforeseen circumstances. His term expires at the end of this meeting, and he has chosen not to rerun.

Accomplishments During Tenure:

- Implemented efficient security system at Sunland office with live monitoring capability from administrator's desk, covering all parking lots, building entrance, and rear.
- Developed comprehensive plan for surveillance system installation at tennis courts, RV lot, and swimming pool to replace ineffective standalone systems.
- Oversaw radar speed signs to remind residents of 25 mph speed limit.
- Coordinates with county road department regarding road maintenance issues; potholes, fallen trees

Road Maintenance Issues:

Blakely Blvd. Concerns:

- Large trees encroaching on driving range area
- SLOA Safety has contacted Clallam County and this area is on their maintenance list

Pothole and Easement Issues:

- Roots causing road bumps and potholes
- Director of Roads scheduled follow-up visit to walk area and identify additional issues
- County acknowledges issues but prioritizes repairs based on countywide needs.

Speed Bumps Discussion:

- Discussion has occurred; county does not approve speed bumps on county roads.
- Natural deterrents (root upheaval, dips) provide some speed reduction.
- Contractor/Vendor Reminder: Residents encouraged to remind contractors, landscapers, and vendors of 25 mph speed limit

Golf Course Parking Lot:

- Significant pothole hazard at golf course entry (not Association responsibility)
- Owner recommended to contact golf course management

F. LANDSCAPING REPORT

Presented by: Nik Skogsberg, Landscape Chair

Philosophy:

- Position is volunteer; board members donate time and effort
- Approach the Committee takes is based on community survey results regarding landscaping priorities

Proactive Communication Strategy:

- End-of-year newsletter recapping past issues and member questions
- Multiple reminder communications using non-legal language to encourage compliance

Compliance Enforcement:

- Over 60 non-compliance notices issued this year
- Majority completed successfully; few cases are still in progress
- Fair, equitable approach; understanding that life circumstances affect compliance

Community Engagement:

- Holiday decoration contests (Halloween and winter holidays) to build community spirit and move beyond punitive perceptions.

Scope of Review:

- Primarily front yards (visible from road).
- Backyards addressed case-by-case if obstructing views or invading neighboring properties.

G. DEER MANAGEMENT DISCUSSION

Background Studies:

- 2018 study completed
- 2021 study completed (most recent)
- Both studies available on website
- Department of Fish and Wildlife involved in both studies

Key Findings:

- Majority of deer are seasonal visitors from outside Sunland.
- Deer attracted to Sunland as food source.
- Problem exacerbated when deer give birth in Sunland as they consider it home.
- Deer cross back and forth between SLOA and Graysmarsh Farm

Population Fluctuations:

- Current year: Significant population increase over prior year

Lethal Control Vote:

- Department of Fish and Wildlife proposed capture and lethal removal (bolt gun) as pilot program
- Community Vote Result: 97% rejected lethal control, only 3% voted in favor
- Fish and Wildlife withdrew offer due to insufficient community support.

Alternative Solutions Proposed:

- **Sterilization:** \$1,500 per deer
- **Relocation:** \$2,000 per deer with 50% projected fatality rate during transport

Mitigation Strategies:

- Landscaping published list of plants not to plant (including "supposedly" deer-resistant plants)
- Possible future rule change: Residents planting "deer candy" plants (roses, daffodils, etc.) subject to notification by SLOA

Front Yard Fencing Discussion:

- Hog wire and tall fencing options discussed as potential deer deterrent
- Current CC&Rs restrict fencing to maintain open neighborhood aesthetic
- Multiple existing fences noted (some approved, some not); aesthetic quality varies
- Community concern: Need for realistic solution balancing deer protection with neighborhood openness.

CC&R Remastering:

- Board will address fencing and deer management provisions during required CC&R remastering by 2028

Deer-Related Safety:

- If struck by vehicle: Call police or sheriff.
- Deer carcass removal service available for \$150 fee; contact number on website
- Personal mitigation: Deer spray and lavender plantings reported effective by residents

H. RV LOT REPORT

Presented by: President on behalf of Mike Gawley, outgoing RV Chair

Note: Mike G. not present; took over RV position mid-year due to vacancy. Previously served as RV chair years ago.

Key Improvements:

Space Management System:

- Standardized space assignment and management through keypad system.
- Simplified previously chaotic system with unknown occupancy
- Working to adapt automated reminders for registration and insurance renewals.

New Host:

- Previous host (Tom) departed; vacancy lasted several months
- **New Host:** Keith Fell, moved in two months ago
 - Lives in 32-foot Class A motorhome
 - Peninsula College student with part-time job
 - Present every night; available as needed.
 - Compensation: Power, water, and septic provided (funded by RV lot users, not general membership)

Current Utilization:

- 15-20% vacancy rate

Weed Control:

- Previous quarterly service with Liggins Landscaping has proven insufficient
- Increased visits to monthly service through growing season (through October) at ~\$800/month
- Herbicide restrictions: Cannot use within 100-foot radius of water well (affects ~35% of lot on east and northeast sides)
- Future: Contract for weed control maintenance going to bid; new vendor expected to provide better service at lower cost

Fence Repairs:

- \$13,000 spent on fence repairs from reserve funds.

Lighting:

- All lamp lights replaced; PUD-owned power lights replaced by PUD at no cost

Gate Access Issues:

- Keypad problems repaired; operational plan in place to prevent recurrence.

- Gate alignment issues: Users not securing magnets properly when closing gate
- Resident Reminder: Give gate a tug to ensure secure closure
- Operational improvements planned.

Gravel Replacement:

- Money in reserve fund for gravel replacement.
- Logistics challenge: All RVs must be removed during replacement

Future Paving Consideration:

- Asphalt paving costs: Tennis court driveway ~\$20,000; RV lot would cost significantly more
 - Currently gravel; reserve funds available for replacement
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VIII. BOARD ELECTIONS

Candidates Presented

Note: Roger Fell withdrew his candidacy due to circumstances beyond his control, leaving three candidates for four open positions

Candidate 1: Howard Harrow

- Address: 122 HogansVista
- Background: Involved with RV lot for past couple of years; assisted with lighting and fence straightening
- Expressed Interest: RV lot chair position
- Vision: Complete RV lot improvements including gravel replacement; maintain gate alignment; manage keypad system operation; work with host Keith
- Note: Paving estimated at \$500,000 due to underground drainage requirements

Candidate 2: Don Murray

- Moved to community five years ago
- Background: Previously lived in big city; commercial construction business experience (project manager, estimator)
- Motivation: Believes in supporting community; commercial construction background could provide value to board.
- Note: Open to roles beyond Greenbelts despite initial interest

Candidate 3: Greg Downing

- Sequim resident since 1988

- Moved to Sunland one and a half years ago
- Assessment: Sunland is "most gorgeous community in the area" with beautiful streets, yards, and mature timber.
- Primary Concern: Fire hazard in greenbelts; climate change creating longer dry periods.
- Recommendations:
 - Clean up greenbelts
 - Remove brush and small trees (3-4 inch diameter)
 - Support Deb Wallace's habitat enhancement pilot program.

Candidate 4: Roger Fell

- **Status:** WITHDRAWN

Voting Process

Members voted by ballot. Ballots were collected and counted during a break in the meeting.

Election Results

ELECTED TO BOARD OF DIRECTORS:

1. **Howard Harrow**
2. **Don Murray**
3. **Greg Downing**

Note: One board position remains open. However, per board bylaws, the board may appoint a member to fill the vacant position at a future organizational meeting.

IX. ORGANIZATIONAL MEETING (Immediately Following)

Purpose: Elect officers and assign board silos

Timeline: Must occur within five days following membership meeting per bylaws

Process:

- Outgoing president chairs meeting
- New officers elected
- Areas of responsibility assigned
- Notice will be distributed identifying all officers and their silos

Note: If multiple candidates express interest in same silo (e.g., green belts), board will discuss and determine best fit for overall community

X. OLD BUSINESS

A. SUNLAND SCHOLARSHIP PROGRAM REVIVAL

Presented by: Eric Skogsberg, Vice President

Background:

- Previously managed by 501(c)(3) nonprofit organization
- Nonprofit went defunct approximately one and a half years ago
- Scholarship fund distribution ceased

Resolution Process:

- Secured remaining scholarship funds.
- Worked with Washington Attorney General's office for legal guidance/compliance
- Awaiting final letter from AG confirming 501(c)(3) dissolution, allowing fund transfer

New Management Structure:

- **Partner:** Sequim High School (manages multiple scholarship funds annually)
- **Process:**
 - Board will solicit donations from SLOA community
 - Donations directed to Sequim High School (digitally or via check)
 - High School handles distribution using standard evaluation process
 - Board may also provide guidance on scholarship criteria and requirements

Scholarship Committee:

- Board seeking 3-4 community volunteers to serve on scholarship committee
- Committee will work with community to define criteria and provide input to high school
- **Options for Board Involvement:**
 - Hands-on: Review student portfolios/binders and participate in selection
 - Hands-off: Allow high school to manage with board guidance on general criteria

Scholarship Naming and Criteria:

- Scholarships will remain "Sunland Scholarship Fund"
- Board may decide criteria (academic vs. vocational, community residents only, specific majors, etc.)

- **Community Input Opportunity:** Those interested in committee participation should contact the SLOA Board

Timeline:

- Final AG letter expected soon
- Communication to membership in fall via Let's Communicate announcing reinstated program
- Donations collection to begin this year

Questions and Answers :

Q: Will scholarships be named after individuals?

- **A:** This will be a Board decision with community input; high school allows varying levels of involvement

Q: Can criteria include vocational training?

- **A:** Yes; board can specify vocational vs. academic focus. Example provided: Rotary Club split scholarships to emphasize vocational training and trades. High school has strong vocational program and new CTE building

Q: Will members receive student portfolios?

- **A:** Optional; committee members can review portfolios if desired, but not required

B. GREEN BELT HABITAT ENHANCEMENT PILOT PROGRAM

Presented by: President Bob Eichorn

Location: Fawnwood Pl. Greenbelt (pilot site)

Background:

- Previously attractive green belt now in disarray
- Heavily invaded by thistles
- Grassy area unusable
- Hillside (base of Fawnwood to San Juan property lines) contains significant trash: rusted drums, saw blades, etc.

Project Goals:

- Restore greenbelt for community use (walking, picnics, kite flying, dog walking, children's activities)
- Improve habitat for ground animals and birds
- Address fire safety hazards

Project Leadership:

- **Lead:** Deb Wallace
- **Volunteers:** Assembled group of residents
- **Partners:** State habitat and Audubon Society representatives providing ideas and plans

Fire Safety Considerations:

- County Fire District #3: Offered Firewise inspection and training on home and property fire safety
- Fire district recommends clearing Fawnwood Pl. greenbelt due to fire risk
- Context: California fires (Paradise, Hollywood Hills/Palisades) demonstrate catastrophic risk of dense vegetation and debris
- Call to Action: Residents urged to examine trees and debris on their properties

Budget Status:

- To date: No additional expenditures beyond existing green belt budget
- Herbicide (Milestone) already in green belt budget
- Dead bush and branch removal already budgeted
- No major storms this year, so no emergency tree removal needed
- Expectation: No additional budget impact

Replication Potential:

- If successful in Fawnwood, volunteers from other green belt areas have offered assistance to replicate Habitat Enhancement program
- Potential for community bonding and value-added activity

XI. NEW BUSINESS

A. SWIMMING POOL REPAIRS AND MAJOR RENOVATION

Presented by: Becky, Recreation Director

Historical Neglect:

- Pool has been maintained with "scotch tape and postage stamp" approach
- Problems allowed to persist or be temporarily patched

Specific Problems:

- **Spray Texture Failure (5 years ago):**
 - Spray texture applied to pool interior failed
 - Caused blistering and sharp areas
 - Emergency repairs in June. allowed 2025 opening but not permanent solution
- **Pool Deck Deterioration:**
 - Deck replaced at unknown date
 - Never sealed, becoming porous
 - Sand from porous deck entering pool, caused additional damage
- **Structural Cracks:**
 - Two very large cracks in pool
 - Extent of damage to underlying structure unknown
- **Pump House Equipment:**
 - Old pumps not functioning properly
 - Requires repair or replacement
- **Skimmer System Failures:**
 - Five skimmers in pool; two have not worked for at least 20 years
 - RCW Violation: Pool filtering rules violated by non-functional skimmers
 - Solution: Cap non-functional skimmers and run new lines from pool to pump house (simpler than full reconstruction)
- **Sand Contamination:**
 - Sand from deck and other sources entering pool, damaging pumps and filters
- **Pool Age and Depth:**
 - Pool approximately 50 years old
 - 10-foot depth originally for diving board; now limiting due to:
 - Reduced maximum occupancy
 - Increased required lifeguard staffing
 - Increased chemical and filtering requirements

Bidding Process

Bids Obtained: Three professional bids received

Bidding Companies:

- **Ellensburg-based company:** 30-45 years in business; builds Olympic pools; excellent reputation
- **Woodinville-based company:** Met with owner and staff; sent engineer and representatives for thorough assessment
- **Third company:** based in Milton, WA

Initial Bid Range:

- Three initial bids approximately \$150,000 for pool lining only
- Does NOT include pump house repairs or skimmer replacement

Comprehensive Bid Development:

- Woodinville engineer conducting thorough assessment of all systems
- New comprehensive bids being developed to include:
 - Pool lining
 - Pump house repairs
 - Skimmer repairs/replacement
 - Other necessary work

Liner Options:

- **Cement Liner:** 1-year warranty; more porous; susceptible to chemical damage if not properly managed
- **PVC Liner:** 10-year warranty; superior durability

Estimated Total Cost:

- **Range:** \$200,000-\$300,000
- Includes all necessary repairs, not just lining

Recreation Director's Professional Development:

- Becky pursuing pool maintenance certification
- Two-day course in Ellensburg with three-hour exam
- Will provide deep understanding of pool systems and maintenance
- Sunland will cover course and hotel costs; Becky providing volunteer time and transportation
- Will enable better oversight of maintenance contractors

Documentation Efforts:

- Becky working with office to compile pool history, including:
 - Previous repairs and costs
 - Maintenance timeline
 - Equipment age and replacement history
- Records not readily available; compilation in progress
- Information to be included in future board materials

Financial Impact and Board Response:

Reserve Fund Status:

- Association has been building reserves for major repairs
- Some funds earmarked specifically for pool repairs
- Full reserve fund depletion would occur if used entirely for pool
- Would prevent other necessary repairs

Membership Impact Considerations:

- Pool Usage: Fewer than 200 pool passes issued this year despite extensive pool usage
- Community Amenity Value: Pool is major community asset affecting property values
- Board Position: Will NOT unilaterally assess membership for repairs
- Philosophy: Pool is community amenity like RV lot and tennis courts; small percentage of residents use but all benefit from property value impact

Next Steps:

- Board to review comprehensive bids
- Develop funding options and payment methods to present to membership

Questions and Answers:

Q: How will knowledge transfer occur given volunteer positions?

- **A:** Information being documented in office files and on website. Becky creating "pool management binder" with all historical information, procedures, and requirements

Q: Does this apply to other projects?

- **A:** Yes; board has developed position descriptions, operating procedures, and standardized office procedures to improve knowledge transfer and efficiency

XII. ANNOUNCEMENTS AND CLOSING REMARKS

President's Statement on CC&R Remastering

Legal Requirement:

- Washington RCW 64.90 requires CC&R remastering by 2028
- Remastering must bring CC&Rs into compliance with new state law RCW64.90

Scope:

- Will address modern living standards and community needs
- Will include provisions on deer management, fencing, and other current issues

Process:

- Extensive board and membership engagement required
- Significant legal support needed (beyond current legal resources)
- Additional accounting department work required

Approval Requirements:

- Requires 66.67% membership vote approval (not just attendees)
- Non-compliance with RCW64.90 will subject the Association to lawsuits

Timeline:

- Two years to complete
- Detailed explanation to be distributed after January 1, 2026

Community Awareness:

- Members urged to watch meeting recording and share with friends and neighbors
 - Critical that membership understands coming changes
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Appreciation for Outgoing Board Members

President Eichorn expressed sincere gratitude to:

- Eric Skogsberg (Outgoing Vice-president)
- Kathy Renehan (Outgoing Greenbelt Chair)
- Mike Gawley (Outgoing RV Chair—not present)
- John Cressy (Outgoing Safety and Compliance Chair—not present)

Election results

Due to three candidates running for four open positions, President, Bob Eichhorn proposes to welcome the three candidates as newly elected and share the verified vote tally with the membership in the coming days. As a result, Howard Harrow, Don Murray and Greg Downing are welcomed to the SLOA BOD

XIII. ADJOURNMENT

Mike Mullikin moved to adjourn the meeting. Second by John Sims.

Vote: Ayes – unanimous. Nays - none

Result: MOTION CARRIED. Meeting Adjourned.

Time: Approximately 9:10 PM

XIV. POST-MEETING ORGANIZATIONAL MEETING

Attendees: President and three newly elected board members (Howard Harold, Don Murray, Greg Downey)

Purpose: Elect officers and assign board silos

Status: Organizational meeting convened immediately following adjournment

CERTIFICATION

These minutes are a true and accurate record of the 2025 Annual Membership Meeting of the Sunland Owners Association held on September 22, 2025.

Respectfully submitted,

Office Manager
Sunland Owners Association

Date: _____
