

**Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026**

Sunland Owners Association (SLOA)

Board of Directors Meeting Minutes

Date: March 10, 2026

Time: 6:00 PM

Location: Gathering Place and Zoom

Quorum: Confirmed

Board Members Present: Nik Skogsberg, Carey Goeth, Mike Mullikin, Howard Harrow, Becky Penrose, Greg Downing

- Opening Remarks and Acknowledgements
 - Recognition of outgoing President Bob Eichhorn, now serving as ex officio.
 - Appreciation for the former Safety and Compliance Chair, Don Murray who has stepped down
 - Leadership duties will be shared between the Vice President and Treasurer

- Owner Comment Period (15 Minutes)
 - A written comment from Leslie and Joe Rowe was read regarding pool viability and alternative uses.

No additional comments were submitted.

Mike Mullikin moved to approve the February 10, 2026, Special Meeting Minutes. 2nd by Howard Harrow. Five approve, one abstains. Motion passed.

Board and Committee Reports

- Treasurer's Report - Carey Goeth
 - 2025 surplus funds: approximately \$28,000 dollars which will go toward future assessments or dues.
 - HOA Management RFP review ongoing.
 - 2027 Budget preparation underway.

Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026

- Three delinquent 2024 accounts; collection efforts active.
- Pool Renovation Update - Greg Downing
 - Due in part to concern and correspondence from the membership regarding the wide range of detail in the bids received for pool repairs, a very concise RFP was created and sent to each of the three vendors. The deadline for rebidding is March 20, 2024 after which the membership will be updated.
 - Clallam County Health Department requires 50 percent increased flow rate; major mechanical upgrades needed, including rebuilding of pump room.
 - Pool will remain closed for 2026 season.
 - Discussion included product warranties, plaster versus PVC liner, spa compliance, and possible replacement of the current spa, scheduled for removal, with an above ground, ADA compliant hot tub
- Community Committee – Nik Skogsberg
 - Welcoming Committee has been restructured and renamed the Community Committee. Currently nine members form the group
 - Phase 1: reintroduce in person welcome visits, form buddy assignments between new owner and committee member, create and provide a welcome guide, offer quarterly gatherings, develop community event calendar
 - Phase 2: expanded community events and outreach – goal is bringing the community together
- HOA Attorney RFP – Nik Skogsberg
 - First round of six RFP's were mailed on January 20. Only two firms responded, neither taking on new clients.
 - Seven additional RFP's were issued on March 4th with a deadline to indicate intent to submit a proposal approximately one week after issuance.

Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026

- HOA Management Services RFP – Carey Goeth
 - Six RFP's issued to HOA Management companies. Three proposals received in return.
 - A thorough analysis of the data was compiled for comparison and shared with the Board. Scorecards were also provided to help identify strengths and weaknesses of each company.
 - Costs range from full service at approximately \$100,000 dollars per year to financial services only which can run \$20,000-\$50,000 annually

Becky moved to table the discussion about HOA Management services until the findings from the operational assessment committee have been presented. Further discussion will occur at the April Board Meeting. Second by Mike Mullikin. Unanimous approval. Motion carried.

- RCW 64.90 Compliance Update – Bob Eichhorn
 - Washington Uniform Common Interest Ownership Act (WUCIOA) does not automatically apply in full to older HOA's, who bear the responsibility to opt in. For SLOA to be in full compliance by the Jan. 1, 2028 deadline, when the current RCW 64.38 no longer applies, changes to the governing documents must occur which will require 66 2/3% of SLOA membership approval.
 - All HOA's, regardless of age, must adopt key parts of the new law starting January 1, 2026. SLOA is currently in compliance with all six of the current requirements, which include the Budget Ratification process that was implemented by SLOA in September 2025.
 - Any assessment, including special assessments, must go through the same ratification process as the annual budget, which requires that 50%, plus one, of the SLOA membership cast their vote to *reject* the budget/assessment.
 - Next steps:
 - Create a side-by-side comparison of 64.90 requirements to SLOA's current CCR's, Bylaws and R&R's. The Board will use the information to determine the effort and cost requirements to bring the governing documents into compliance.
 - Presentation to membership for full review and discussion.
 - Board will determine if opt in would be practical. If applicable, a vote packet will be prepared for action during the September Annual Membership Meeting

**Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026**

- Operational Assessment Team Update - Bob Danielle
 - Seven weeks into project
 - Committee has interviewed board members and staff, reviewed operational procedures and policies related to finance, procurement and decision making.
 - Currently completing analysis and will present a final report in April.

New Business

- 2027 Budget Planning
 - Budget worksheets will be distributed mid-April. Will include five-year actual expenditures to aid in planning for the coming year.

- RV Lot Usage Proposal

Howard moved to allow renters in Sunland to use the RV Lot with the stipulation that the property owner states in writing that they are allowing their renter to do so. Homeowners must accept responsibility for the annual rent and will be responsible for any violation caused by their tenant. 2nd by Greg.

Further discussion resulted in Howard rescinding the motion until more detail is provided and a written policy created for Board review.

- Board Code of Conduct and Communication Policy
 - Established to ensure current and future board members operate under a set code of conduct and operation. The policy includes explanation of legal and fiduciary duties, ethical standards, conflicts of interest, confidentiality, board operations and decision making. Each Board Member will be required to sign the policy.

Howard moved to accept the Board Code of Conduct and Communication Policy. 2nd by Greg. Five approved. One opposed. Motion carries.

- Meeting Cadence and Location
 - SLOA BOD Meetings will move to the second Thursday of each month and will be held in the SGC Ballroom, effective April 9, 2026. Cost \$100.00 per hour

Becky moved that SLOA return to monthly Board Meetings on the second Thursday of each month., 2nd by Greg. Unanimous approval. Motion carried.

**Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026**

- Community Events
 - Annual picnic paused for 2026. As an alternative there will be numerous social opportunities offered throughout the year, including:
 - Garage Sale: August 7 & 8, 2026.
 - Dumpster Day: August 10, 2026.

- Board Vacancies
 - Six board members are currently serving. 5 positions remain open. New directors are appointed by the current board to serve the remainder of the term or until the annual election in September.
 - Seven candidates submitted letters of interest
 - 5 will be voted onto the Board

8:28 pm Board adjourned into Executive Session

Executive Session

- Vote to fill Board Vacancies

8:40 pm Board reconvened from Executive Session

- Announced new members as voted in during executive session
 - Jeanie Faulkner
 - Diane Kahookele
 - Jim Sharer
 - Erik Skogsberg
 - Debbie Wallace

8:42 pm

Howard Harrow moved to adjourn the March 10, 2026, SLOA BOD meeting. Second by Mike Mullikin.
Motion passed unanimously

**Sunland Owners Association Board of Directors Meeting Minutes
March 10, 2026**