

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES

January 13, 2026

Board Members Present: Bob Eichhorn, Nik Skogsberg, Mike Mullikin, Greg Downing, Becky Penrose, Howard Harrow

Joining Remotely: Carey Goeth

Excused: Don Murray

Comments

- Owner Comments:
 - Mike Gawley – Does not support SLOA employing an HOA management company
 - John Wallace – Suggests that the Board meet more frequently as opposed to spending funds for HOA management services
 - Brad Buchsher - Disagrees with SLOA bring in HOA Management services, supports Operational Assessment as suggested by Deb Wallace

Howard Harrow moved to approve the November 13, 2025 BOD meeting minutes. 2nd by Mike Mullikin. 6 approved, 1 abstained. Motion passed.

Office & Committee Chair Reports

Vice-president, Nik Skogsberg

- Developing automated shared violation tracking system in partnership with Safety and Compliance Chair
- Reviewing current violation letter templates
- Continue to oversee vacant landscaping position
- Continue to explore Welcoming Committee initiatives

Architecture, Mike Mullikin

- Architectural Requests processed in the last quarter of 2025 = 6
- Proactive objectives of the Architectural Committee are slowed due to health issues

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RV Lot, Howard Harrow

- 38 spaces vacant
- Prune Landscaping will be taking over lot maintenance of vegetation
- 3 bids have been submitted for both a new front gate and paving the entrance to the lot
- Collecting bids for delivery and application of base rock
- Security camera discussions between Safety and Compliance have slowed due to unforeseen circumstances but will resume in the coming weeks.

Greenbelts, Greg Downing

- Lot 209 (Fawnwood) - soil amendment and seeding completed
- Lot 208 (Cassalery) - soil has been amended in preparation for seeding. Ivy has been sprayed
- Tennis/Pickleball courts – Fir Trees were trimmed of low hanging branches, brush and debris cleanup continues
- Lot 207 (Hurricane Ridge) - Storm debris has been removed
- New 5'x7' storage shed will be assembled next to the CERT Container in the Foursome parking lot

Safety & Compliance Don Murray

- Taylor Blvd and Fairway Dr streetlight has been repaired and is in working order
- Researching replacing the two older battery powered speed signs in Sunland with solar
- Working with VP to develop a Violation Tracking System
- Plan to discuss security camera needs at the RV lot with RV Chair

Recreation, Becky Penrose ,

- Winter Ball – Participation was nominal, will not repeat

No other Chair reports

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Treasurer's Report

Carey Goeth

- Budget 2025
 - Expected to break even. December reconciliation is not yet completed. Will report further in March
- Dues
 - As of 1/7/2026 approximately ¼ of all dues for 2026 have been paid
 - Three homeowners have delinquent 2025 dues and will be receiving notices that the lien process is underway

Old Business

- Pool Repairs, Becky Penrose
 - In addition to the skimmer replacement previously approved at the last board meeting, additional needs have been identified and will be shared under new business
- Welcoming Committee , Becky Penrose
 - Reached out to new homeowners to invite them to winter ball, shared personal phone number and welcomed calls/questions.
 - Collecting names for Welcoming Committee members
 - Would like to provide realtors a packet of information to share with buyers
 - Would like to see new owners share a bio of themselves that can be posted on the website
- Firewise, Don Murray
 - No additional information at this time. Unforeseen circumstances have temporarily slowed progress.

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New Business

- RCW 64.90 Status, Bob Eichhorn
 - Compliance by January 1, 2026
 - SLOA in compliance with all of the 2026 deadlines, such as holding open meetings that allow for a 15-minute owner comment period, adherence to executive session limitations, written consent limitations are observed, meeting notice requirements (electronic and postal) are met and video access to meetings is provided. SLOA does provide the mandatory no fee payment option to residents
 - Full compliance required by January 1, 2028
 - Will require SLOA to comb through all governing documents and address any areas of non-compliance with RCW 64.90
 - Changes necessary for compliance will require a super majority vote. The Board will present proposed changes to the membership for review and comment. The Board will then incorporate those comments accordingly and the resulting proposal sent back out to the membership for their vote
- Operations Analysis, Deb Wallace
 - Suggests a time limited, board sanctioned Operational Assessment committee of 6-8 members be established prior to the SLOA BOD moving forward with further HOA Management RFP's/engagement. Purpose will be to develop a clear scope document that takes into consideration information gathered from interviews with staff and the SLOA Board. The committee will identify those areas that might be streamlined or handled in a more efficient manner or otherwise. Deb Wallace volunteers to lead the committee, which will operate within a 60 day timeline.

Becky Penrose moved that the Operation Assessment program presented by Deb Wallace be pursued. Second by Nik Skogsberg. Motion passed unanimously.

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- HOA Management SVC RFP, Bob Eichhorn
 - Six RFP's were sent to vendors
 - Four have responded with simple questions, ex; how many homes, demographics etc.
 - Intent is not for Management Company to replace the SLOA Board or take over the operations of Sunland. The SLOA Board is currently exploring the service elements available and their associated costs.

- Cassie Turner – 40 years of homeowner association management experience. Very familiar with HOA management companies – describes past relationships and service levels that can be accommodated depending on the Associations needs

- HOA Attorney RFP Review and Approval, Bob Eichhorn
 - Current attorney is not an HOA attorney, SLOA has developed an RFP to send to firms that specialize in HOA Law in preparation for the upcoming RCW demands.

Greg Downing moved to proceed with distribution of RFP's to HOA attorneys. Second by Mike Mullikin. 6 approved, 1 abstained. Motion passed.

- Gathering Place Flooring Proposals, Bob Eichhorn
 - Five vendors were solicited for bids
 - After evaluating material quality, cost, warranty etc. Home Depo's glue down laminate flooring with a 15 year warranty is most desirable. Cost \$12,848.15.
 - Includes materials and labor for replacing the flooring in the Gathering Place, entryway, stairs, and landing
 - Payment for the flooring will be made from the reserve fund, which has designated \$24,000.00 for the job.

Mike Mullikin moved that SLOA proceed with the Home Depot quote for flooring in the Gathering Place, cost \$12,848.15. Second by Howard Harrow. Motion passed unanimously.

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- Pool Repair Funding, Becky Penrose
 - Minimum cost to open the pool is \$174,000.00. The absolute necessary work before opening as follows:
 - Fix the pool liner, the main drain timbers, and install VGB compliant drains, install two new skimmers and replace pumps
 - Due to incomplete information provided during the last meeting, the approved motion to fund the minimum repairs to open the pool in 2026 is no longer valid. A special meeting will be held on February 3rd for further discussion

- RV Lot Gravel Bids, Howard Harrow
 - Three bids received for inch and a quarter rock to refresh the lanes/common areas in the RV Lot.

Becky Penrose moved to approve the lowest bid submitted which is from Witecki Property Services. Second by Howard Harrow. Motion passed unanimously.

- Board Candidates and Selection, Bob Eichhorn
 - No candidates applied, no discussion

8:50 pm Board adjourned into Executive Session

Becky Penrose was excused from Executive Session per her request.

Executive Session

- Personnel Issues

9:10 pm Board reconvened from Executive Session

From the discussion during Executive Session the following motions were presented

Greg Downing moved that the Board remove the assigned responsibilities of the Recreation Director Becky Penrose, effective immediately, due to loss of confidence and reassign those responsibilities as the Board deems appropriate. This action does not affect Becky's status as a Director. Howard Harrow seconds. Motion passed unanimously.

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From discussion during Executive Session, whereas Bob Eichhorn resigned from the Board of Directors, effective February 1, 2026, Mike Mullikin moved that the Board accept Bob Eichhorn's resignation and authorize the Vice-president to perform the duties of President as needed as well as continue to operate with this vacancy in accordance with the SLOA Bylaws. A Board of Directors Resolution Acknowledging Temporary Vacancy in the Office of President and Continuation of Board Authority will be established. Second by Carey Goeth. Motion passed unanimously.

Nik Skogsberg moved that the Board elect Bob Eichhorn to become the board Ex-Officio in accordance with SLOA Bylaw Article VII, Officers, Section 1, Designation and Section 8, President Advisor Ex-Officio. Effective February 1, 2026. Second by Don Murray. Motion passed unanimously.

9:23 pm

Howard Harrow moved to adjourn the January 13, 2026, SLOA BOD meeting. Second by Mike Mullikin. Motion passed unanimously.