

SUNLAND BOARD OF DIRECTOR'S MEETING MINUTES
AUGUST 4, 2025

Date: August 4, 2025

Location: 135 Fairway Dr.

Time: 6:00 pm

Board members present: Bob Eichhorn, Carey Goeth, Mike Mullikin, Mike Gawley, Becky Penrose, Kathy Renehan, John Cressey

Excused: Nik Skogsberg

Remotely: Erik Skogsberg

Comments

- Owner Comments:
 - J. Yerkes - Supports Greenbelt Enhancement Project if restricted to cleanup efforts only
 - J. Reese - Consider having dumpster day twice yearly, perhaps shredding event.
Contingency fund balance should be
 - C. Turner – Pickleball courts - will speak during open forum

Mike Mullikin moves to approve April 17, 2025 BOD meeting minutes. 2nd by K. Renehan.
Unanimous approval. Motion passed.

- Office Manager, Lisa McCord
 - Since April BOD meeting
 - 37 Architectural Requests have been processed
 - 19 RV Storage Rental or Exit transactions have been completed
 - Over 30 Statements have been sent to homeowners for delinquent dues
 - 12 Non resident Pool Memberships were processed
 - Over 50 letters have been sent per request of various Board Members
 - 20 – 25 requests from escrow companies
 - 17 home/lot sales recorded
 - 50-55 phone calls per week
 - Organized community garage sale, created maps, advertising etc
 - Collected bids for Gathering Place furnace and flooring
 - Contacted County Roads Department for removal of hazardous tree- completed

- RV Lot, Mike Gawley
 - Weed pulling party was a success
 - Plan to increase commercial weed whacking frequency during the growing season.
 - Rebuilt keypad rather than purchasing a new unit
 - 35 vacancies at lot
 - In process of compiling a training manual for successor

- Recreation, Becky Penrose
 - Reviewing information shared from predecessor. Will continue to build on the manual/notebook provided to ensure a smooth transition for future Recreation Directors
 - Bocce Ball – tabled until 2027. Working to secure additional bids
 - Expanding notebook/manual for pool and courts to aid future Recreation Director.
 - Pool – collecting bids for numerous pool and equipment repairs
 - Budget – reviewing operating line items as well as reserve fund

- Greenbelts, Kathy Renehan
 - Lot #207 – two problematic trees removed
 - Entrance – mulch delivered

- Landscaping, Nik Skogsberg, presented by B . Eichhorn
 - Identified 55 homes that were in violation re property care and appearance
Excellent response from homeowners.
 - Taking on additional areas under the Landscaping Chair position - maintenance and enhancement of front entrance & court area will be moved from Greenbelts to Landscaping

- Architecture, Mike Mullikin
 - 37 Architectural requests processed since April
 - Mailbox maintenance and adherence to propane tank policy will be a future focus to bring properties into compliance

- Safety and Compliance, John Cressey
 - Security cameras have been installed at the office. Electronic key pad has been installed and will be used for GP and office entry in the future.

- Cameras and technology to accommodate the connection between the tennis court, pool and office is being researched
- Treasurer's Report, Carey Goeth
 - Approximately \$4,100.00 in delinquent dues and late fees at the end of June.
 - 2026 budget will see an increase in dues and continued building of the reserve fund
 - Will move excess funds in Contingency Account to Reserve fund to ensure that the Contingency Account balance remains under \$35000.00 as required.

Old Business

- Recreation - Becky Penrose is filling in as Recreation Chair, Board appreciates her service.
- Scholarship – Many years ago group of SLOA volunteers formed and self-managed a 501 3c, Sunland Scholarship Corporation to collect donations from SLOA homeowners to be awarded to Sequim high school students. Corporation has since disintegrated. Erik Skogsberg has worked with Sequim High School and the following has been determined.
 - Funds that remained in the Sunland Scholarship Corporation at time of dissolution will be transferred to the Sequim high school scholarship fund
 - Sequim High School will set up a link for the SLOA community to make direct online donations to Sunland Scholarship Fund as well as providing an address for check contributions
 - SLOA may choose how involved the association wishes to be in the recipient selection process
 - Once all of the documents are in place, E. Skogsberg will draft the initial communication to the SLOA community announcing the reinstatement of the Scholarship Fund and donation details. Call for donations expected to occur in October 2025.
- Greenbelt Habitat Preserve Project
 - Deb Wallace was unable to attend meeting. Board requires further information before any action can be taken. Meeting between D. Wallace, Greenbelt, President, and T. Mannor is planned for later in the week.

New Business

- Community Picnic Date – September 6 & 7, hope to use SGC driving range for hot air balloon, flyer with picnic details will be sent via USPS to all residents.
 - Black Bear will deliver 250 burgers @ \$2.50/ea
 - Due to the hot air balloon corporation being a nonprofit, Costco will donate some funds towards the purchase of goods for the event
 - B. Penrose will meet with SGC to confirm availability of the driving range
- Pool repair approval and subsequent needs
 - Due to the urgency of repairs needed to the pool liner, approximately \$3000.00 was spent one week before the pool was scheduled to open for the season. This expense was considered an emergency and required specialized service providers to complete the work. Per Fiscal Policy, this allowed the President to proceed with the repairs and did not require additional quotes.
 - B. Penrose is pursuing bids for extensive pool repairs
 - Requiring T. Mannor provide an inventory list of supplies stored in pump house
- Community Firewise IQ Assessment – John Anzalotti presenting an opportunity for SLOA to receive assistance from Clallam County Fire District 3 in identifying and creating a defensible space around homes and within community. May allow SLOA to be a subset of the Clallam County Wildfire Protection Plan.
- Washington Uniform Common Interest Ownership Act (WUCIOA) – RCW 64.90 – Washington State will require a single standard for all community associations - mandatory by January 1, 2028.
 - Effective Jan. 1, 2026 regulations will require a formal ratification process for the Budget- the budget will be approved unless 51% of the membership oppose it.
- Washington State Chapter of Community Associations Institute – \$325.00/year – will subscribe and invite all SLOA BOD members and Condo Division Board Directors to be included in the subscription
- Board Expansion – add Secretary position – Tabled
- 2026 Budget

John Cressey moves to approve the 2026 Budget as prepared. Second by Kathy Renehan. 6 approved 1 abstained. Motion passed.

Open Forum

Cassie Turner – Concern about cracks and weeds at tennis court. Suggests maintenance schedule for vegetation control. Cassie volunteers to be on a committee to help choose an HOA attorney or assist with Rules and Regulations review.

Kathryn Wilson – suggest SLOA add signage to Sequim Dungeness announcing that the Sunland entrance is near.

Question regarding how a tie would be broken if an even number of board members were serving.

Diane Young – support of Deb's extensive work with greenbelt habitat project

Mike Gawley moves to adjourn the meeting. Second by Mike Mullikin. Unanimous approval. Motion passed, meeting adjourned.