

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 Eichhorn @ 5:00 pm.

The President clarified this is the 2025 Annual Meeting of the Membership, NOT a Board meeting. He noted that the agenda included no items for membership vote, other than new Board member elections.

II. ESTABLISHMENT OF QUORUM

The President confirmed the presence of a quorum.

III. AGENDA RE-ORDERING

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 ahead of Old and New Business sections to facilitate timing of election processes.
 3. **2026 Budget Review Clarification:** Bob confirmed that the 2026 budget would NOT be discussed at the meeting. The Treasurers Report will address the 2025 budget status through August 2025.
 4. **2026 Budget Ratification Meeting:** A Special Members Meeting for budget ratification will be convened in October. The action item for the Members will be a motion 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 at the meeting.
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IV. OWNERS' COMMENT SESSION

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). There has been a contract between the golf course and its equity members. At the end of the five-year equity membership period, the golf course will be wholly owned by Columbia Investments. These relationships have no impact on the Association's budget.

Comment 2 -Sue Pittman

Sue expressed appreciation for the Board's stewardship of the Sunland'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 Place
- 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 will include opportunity for member questions.

V. APPROVAL OF 2024 ANNUAL MEETING MINUTES

The President called for a motion to accept the minutes from the 2024 Annual Membership Meeting. Mike Mullikin moved to approve the Minutes of the 2024 Annual Membership Meeting. Carey Goeth seconded.

Vote: 5 in favor; 1 abstention. **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 Annual Dues:

- No outstanding dues prior to 2024
- Improving monthly: Currently 5 outstanding for 2024 and 6 partial payments
- Multi-year Trend: Gradually improving

2026 Budget Development:

- Completed several months collaborative work with Board members & Committee chairs
- Considerations included: aging infrastructure needs and possible engagement of certified HOA manager or HOA management company
- Dues increase anticipated; full budget will be discussed at October ratification meeting

Contingency Fund:

- Previously noted concern regarding Contingency Fund balance exceeding \$35,000 cap 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 chair, compiles information, and develops balanced budget. Goal is to address community priorities while controlling dues increases.

Q: Contingency Fund Purpose

- **A:** \$35,000 Contingency Fund is sufficient to cover most unforeseen expenses. For larger unexpected costs, the Board will convene 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:** Pool 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 currently contracts for pool maintenance and green belts. Neither has gone to bid; they are auto-renewing with cost-of-living adjustments. Recreation Director Becky Penrose will be issuing RFPs for pool maintenance, and green belt contracts should similarly be put out to bid given the size of the expenditure (~\$40,000 combined).

VII. BOARD REPORTS

A. VICE-PRESIDENT'S 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)

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:

- 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

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.
- Junk bushes removed in Lot 207 (Hurricane Ridge lower circle greenbelt)
- Lot 207 - community volunteers spread dirt and chips from stump grinding

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 greenbelt 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 donated 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 reported on behalf of John Cressey, Safety and Compliance Chair

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

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
- Committee's approach 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 affecting 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 Graymarsh 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 reported 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 Management:

- 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 be much more
 - Currently gravel; reserve funds available for replacement
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VIII. BOARD ELECTIONS

Candidates Presented

Note: The President announced that Roger Fell withdrew his candidacy due to circumstances beyond his control, now have three candidates for four open positions

Candidate 1: Howard Harrow

- Address: 122 Hogans Vista
- 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. Per SLOA Bylaws, the Board may appoint a Member to fill the vacant position at a future Board meeting.

Next Steps -- Organizational Meeting Immediately Following

Purpose: Elect officers and assign Board responsibilities to additional members

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 function (e.g., green belts), Board will discuss and determine best fit for community needs.

IX. OLD BUSINESS

A. SUNLAND SCHOLARSHIP PROGRAM REVIVAL

Presented by: Eric Skogsberg, Vice President

Background:

- Previously managed by a 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 funds 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 processes
 - Association 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:** Members interested in committee participation should contact the SLOA Board

Timeline:

- Final AG letter expected soon
- Will communicate program status to membership in fall via Let's Communicate
- Donations collection to recommence 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 Eichhorn

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

X. 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
 - More required lifeguard staffing
 - Higher 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

XI. 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 RCW 64.90

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 RCW 64.90 could risk 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

Appreciation for Outgoing Board Members

President Eichhorn expressed sincere gratitude to:

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

XII. ADJOURNMENT

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

Vote: Ayes – unanimous. Nays – none. **Result:** MOTION CARRIED. Meeting Adjourned.

Time: Approximately 9:10 PM

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,

Carey Goeth

Secretary
Sunland Owners Association

Date: _____

DRAFT