SUNLAND OWNERS ASSOCIATION

Minutes of Board of Directors Regular Meeting

Thursday, July 9, 2026 Sunland Golf Club Ballroom, 109 Hiltop Dr.

Board Members Present: Jeanie Faulkner-Vice President/Presiding Officer, Carey Goeth-Secretary/Treasurer, Mike Gawley-Landscape and Greenbelts, Diane Kahookele-Finance Chair, Mike Mullikin-Architecture, Becky Penrose-Member at Large, Jim Sharer-RV.

Guest: Sargeant at Arms, Chris Kapetan

1&2. Welcome, Confirmation of Quorum, and Call to Order: Vice President and Presiding Officer Jeanie Faulkner noted that 7 Board members were present, constituting a quorum, and called the meeting to order at 6:03 pm. She welcomed the Board and all members.

3. Review Agenda: Jeanie called for acceptance of the agenda. A motion was made and unanimously approved to accept the agenda.

4. Review Meeting Rules and Procedures: Jeanie reviewed the rules and procedures for the Board meeting and the 2 open comments sessions, emphasizing her objective for a calm, collaborative, and congenial environment. She asked speakers to focus their comments on topics and not people.

5. Owners' Comments on Agenda Items:

Comments primarily addressed pool ownership status, which remains open, and next steps for further investigation.

6. Approval of May 14 and June 11 meeting minutes:

A motion to approve the May 14, 2025, Board meeting minutes was made and seconded. The motion passed with 5 votes in favor and 2 abstentions.

A separate motion was made and seconded to approve the June 11, 2026, Board meeting minutes. The motion passed with 6 votes in favor and 1 abstention.

7. Treasurer's Report-Carey Goeth

Carey opened with a review of how cash balances in the SLOA operating account vary through the year. Every January and February the majority of property owners pay their Association dues, which are the funding source for that year's operating budget. As a result, the operating account balance is at its highest in those months. By the end of December of each year, the operating account balance is at its lowest due to 12 months of spending on budgeted operating expenses.

Carey presented the monthly finance report as of May 31st. The total cash balance was $770,000.00 with $346,000 in the operating account and $424,000 in combined reserves and contingency accounts. Two percent of the membership have not paid their assessments. Notices have been sent out to owners with past due balances.

Finance Chair Diane Kahookele advised that in order to comply with RCW 64.90, SLOA is moving to accrual accounting.

8. Vice President's Report-Jeanie Faulkner

Jeanie stated that she is both the VP and the Governance Chair. She noted that her June 30th Governance report explained SLOA's reversion to the 1971 CC&Rs and said that she and a number of volunteers are continuing to review the historical SLOA Bylaws and Rules and Regulations, as well as transactions relating to pool ownership. An organizational meeting was held for the proposed RCW 64.90 Task Force. Two volunteers were identified; Jay Tomlin and JoAnne Yerkes, with more volunteers desired. The Task Force efforts will focus on evaluation of potential changes needed to the SLOA Governing Documents to achieve compliance with RCW 64.90 when it goes into full effect January 1, 2028.

VP update: Jeanie is collaborating closely with SLOA Secretary/Treasurer Carey Goeth on operating policies and procedures related to daily priorities. She also has been meeting with Sunland residents to try to create a climate of collaboration in addressing current issues.

Jeanie clarified a comment she made in June regarding Board meeting protocols. Board meetings are run in accordance with RCW 64.90, plus the SLOA parliamentary procedures defined in the current Bylaws, and, as needed, Roberts Rules of Order. She noted that it is standard practice to refer to an external resource (e.g., Roberts Rules of Order) when the organization's governance guidelines are silent.

Jeanie recognized the numerous volunteers that have been contributing time and energy to address current information needs on pool ownership and SLOA's governing documents. The Operational Assessment Committee's recommendations have helped to focus priorities.

Jeanie also thanked volunteers working on new initiatives, including the Firewise Committee and the Community Committee. She announced that the recent ice cream social served over 140 attendees, and the monthly "Second Friday Happy Hour" would convene the next afternoon, July 10. The Committee also published a new 'Welcome Residents' pamphlet that has been well received. Lastly, Jeanie recognized the Board members, SLOA Office Manager, Lisa McCord, and all the members of SLOA who share their time and ideas for making our community a great place to live.

9. Nominating Committee Report – Diane Kahookele, Chair

Diane reported that Kim Koons and Nik Skogsberg are the SLOA members on the Committee. The Committee is tasked with recruiting candidates that represent the community. They want to have as many candidates as possible. To that end, they will be sending every member a "call for candidates" email/letter hoping for a substantial response.

10. Formal Appointment of 2026 Nominating Committee

A motion was made and seconded to appoint three members to the 2026 Nominating Committee: Diane Kahookele as Board representative and Committee Chair, Nik Skogsberg and Kim Koons as committee members. The motion was approved unanimously.

11 and 12. Establishment of Document Retention and Access Task Force and Charter and Acceptance of a "Preliminary Document Retention & Access Policy."

Presiding Officer Jeanie Faulkner spoke as sponsor of the 2 Document Retention and Access action items, passing the gavel to Treasurer Carey Goeth to preside in the interim. She explained that a focus of the Operational Assessment Committee (OAC) recommendations addresses the related areas of governance and administration. OAC's recommendations to establish a Document Retention and Access Policy and to authorize a committee/task force to undertake the necessary work to establish best practices in these areas provide a stepwise approach to resolving the issues identified. Jeanie noted that the draft policy was out of date on certain retention requirements (the reason to accept the policy as "preliminary"), and developing a final version for approval by the Board is one of the task force objectives. The preliminary policy offers a strong foundation to guide the group's activities.

It was moved and seconded to establish the Document Retention and Access Task Force with its Charter and to approve the Preliminary Docume

Discussion. Becky Penrose said that the complexity of the document and its distribution the night before the meeting made her nervous about taking action now. She moved that the Board suspend consideration of the motion on the two related items until the August Board meeting to allow time for a better review. Jeanie Faulkner seconded the motion to suspend.

The motion carried, four to three, to table this motion until the next meeting.

13. Approval of Date for 2026 Annual Meeting of the Members

A motion was made, seconded, and unanimously approved to convene the Annual Meeting of the Members on September 30, 2026 at 6:00 pm in the Sunland Club Ballroom.

14. Pool Committee Report and Recommendation – Carey Goeth, Treasurer

Committee Member Jim Sharer reviewed the Pool Committee recommendation that the Board pause before awarding a construction contract and, in the interim, engage a pool engineer to assess the pool situation and generate pool plans and specifications. After his/her completion of these activities, the engineer is also to review the two existing contract proposals (with fee information redacted) to enable SLOA to assess the feasibility of proceeding with the current proposals or recommending that the Board undertake a new pool contractor search. This process defers the start of repairs, but will provide assurance that we will spend our repair funding on a viable solution. It also provides time to complete the pool ownership research.

During the engineering phase, SLOA will survey the membership for feedback on options for the pool and other high interest topics.

A motion was made to hire a qualified pool engineer who will prepare professionally stamped plans and specifications for the pool rehabilitation project and also assess the project plans of the two pending contractor proposals if they agree to keep their bids open.

After discussion, the motion was amended to authorize the officers to issue an RFQ to solicit quotes from professional pool engineers to prepare professionally stamped plans and specifications for the pool rehabilitation project.

The amended motion carried unanimously.

15. Motion To Recess to Special Executive Session

A motion was approved to recess the Board meeting at 7:12 pm for consultation with Legal Counsel on possible litigation, and other topics as needed.

16. Reconvene Meeting

The Vice President reconvened the Board meeting at 7:32 pm and reported that the discussion with legal counsel was completed and no Board actions are required.

17. Member Open Comments Session

Two comments were made by members. The first asked members to be thoughtful in listening to comments and rumors circulating, noting that a recent comparison of Sunland to Lavender Meadows is not relevant. Lavender Meadows is owned by a for-profit corporation, and members pay what is essentially a rental fee monthly for their homes. They have no dues or assessments. The second commenter proposed a trading of services with the Golf Club, noting that SLOA currently gives the Golf Club free advertising for events in our Let's Communicate notices. Meanwhile, the Golf Club charges SLOA $150/hour to rent the Ballroom for the Board meetings. Instead let's propose an equal service for service trade.

New Business

18. Budget Workshop 2027 - Carey Goeth, Treasurer

For Round 1 of the 2027 Budget planning process Carey presented three budget scenarios: The first scenario was a "wish list" scenario including all additions proposed by individual Board members. The resulting total would increase the annual member payment by $113.

For the second scenario Carey selectively cut Scenario 1 components to reduce the total by 5% overall, resulting in an annual member payment increase of $82. In Scenario 3, Carey cut various components in Scenario 1 by 15%, resulting in an increase of $21 in the annual member payment.

After a lengthy discussion, Carey requested that each Board member review all budget scenarios again and provide their comments/recommendations to her by the end of July so that she could prepare a new proposal for Round 2 review on August 13th, before the Board votes on the budget at the September 10th meeting.

19. Motion To Recess to Executive Session

A motion was approved to recess the Board meeting at 8:40 pm for Architectural review items and other topics as needed.

20. Reconvene Meeting

The Vice President reconvened the Board meeting at 9:10 pm. Becky requested and was granted approval to leave at 9:15 pm. The Board continued the meeting with a quorum of six members.

21. Action on Executive Session Architectural Items

In the Executive Session, the Board reviewed several Architectural items.

Motions were made, seconded and approved for actions to be taken on 3 Architectural violations.

22. Action on Executive Session proposals for remaining Board vacancies.

In the Executive Session, the Board discussed possible actions on the 2 remaining Board vacancies. A motion was made and seconded to leave the 2 vacancies open until the regular Board elections at the Annual Meeting of the Members on September 30.

Discussion. The Board discussed the current membership status (7 seated members out of the 9 traditionally filled seats). Comments noted the short time until the Annual Board elections, the heavy lift for both current and new members in the orientation process, and the potential for realignment of positions at the Board organizational meeting after the election. The motion passed unanimously.

23. Adjourn Meeting

The Vice President confirmed the next meeting date is August 13, 2026.

A motion to adjourn the meeting was made, seconded and approved unanimously at 9:25 pm.

Respectfully submitted,

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Carey Goeth, Secretary

Sunland Owners Association

Date: _________________