

MEETING MINUTES
SunLand Condominium Owners, Division 7
Board of Directors Meeting
May 18, 2017

Regular Meeting

Call to Order

President Lavelly called the meeting to order at 9:30 a.m.

Board members present: Steve Lavelly, Cal Murphy, Mike Mowatt, Dawn Kerns. Absent were Teresa Knapp-Streeter, Ray Christensen, and Lloyd Hightower.

Also present: Toni Tobin 116C, Marty Whitaker 117A, Sherry Barnhard 125C, and Ted Gagne 126B.

Certification of Quorum

President Lavelly verified a quorum of Board members was present.

Approval of Minutes

March Executive Session for the record:

Teresa Streeter was serving as secretary/treasure, moving forward Dawn Kerns will serve as board secretary and Teresa Streeter will serve as treasure.

Treasurer's Report - Teresa Knapp-Streeter

Bookkeeper update:

Our current bookkeeper is closing her office and will no longer handle our books. Karen Lundon worked in her office and came highly recommended to take over our books. Electronic Motion was made by Teresa Streeter/second by Steve Lavelly for an email vote to move forward with Karen Lundon as new bookkeeper as of June 1, 2017, subject to providing board with proof of insurance, bonding, reference from (2) previous customers in Hawaii plus (2) Sequim customers, and her resume. Email Vote was 7 yes, 0 no. Motion Passed.

Karen has no storefront but will meet with Teresa once a week. Karen will pick up mail at the post office box weekly. **Reminder: everyone is reminded to continue to use Box 298 when sending in dues, etc.**

Maintenance & Architect Report - Mike Mowatt and Lloyd Hightower

Steve Carr is moving west to east with gutter cleaning.

Some decks need repairing and staining. Weather will determine scheduling.

Roofing and driveways will be reviewed this summer. (big projects)

Landscaping Report - Cal Murphy

Geoff reports things are in good shape; he will continue to spray for weeds. Committee has done a walk around the neighborhood. Unit 121D has ivy ground cover that will have to be removed with a machine, rather than by hand. Toni stated that there is a tree

there that the deer are eating and wondered if the bottom of tree could be trimmed so that deer couldn't reach it.

Trash side of bark holding area is full; Jerry Winders can no longer remove the trash because he is not licensed. Geoff does not want to do it. Steve Carr has agreed to remove the trash when necessary. Geoff will scoop out trash side and get it all cleaned up. Homeowners should put trimmings in their own garbage.

Unit 117A has a tree that is not doing well. Committee will look into a tree that will survive in our area.

Insurance Report - Dawn Kerns

Insurance policy has arrived; it is with bookkeeper for the audit in June. If someone needs a COI for their mortgage holder, they need to go to website to request one for their specific unit number.

Committee Reports

Emergency Preparedness Committee-no report

Welcoming and Social Committee

Toni reported that the Eggstravaganza was a success. We hope to have a red, white, and blue party around July 4. She introduced Sherry Barnhard as a new resident.

Old Business

Marty asked about the status of her request for deck repair. Mike will look into it. She also had new sheetrock installed in her loft area because there was water damage and mold starting. She is asking for reimbursement. Mike stated that some new houses in Div. 17 will have mold on the framing because they were left open during the winter. It does not always indicate a problem from water leakage. Mike did not meet with the repair crew and does not know if they are licensed, insured, and bonded; he did not have a chance to inspect their work. He needs to see the problem before it is fixed in order to see if it is something that the HOA covers. He stated that retroactive reimbursement is not common because if the HOA pays for the repair, it basically takes over "ownership" of the work and would be responsible for future repairs.

New Business

Steve met with Ray recently to ascertain his wishes about continuing with the board. Ray wishes to give up his board slot effective immediately.

If a homeowner is interested in the position, he/she could be appointed right away. If no one expresses an interest now, we will see if someone would run for the position in September.

The Water District installed water meters in the front of Ted Gagne's house, 126B, back in 2016. Assurances to have the meters all lined up and nice were not met. Ted tried to plant flowers to cover the meters but that didn't do the job. So he built a wooden cover/door; it is illegal because he did not obtain approval beforehand. He plans to petition SLOA for a variance to retroactively build and install his cover/door. He would like the Division 7 Board to support his plan to petition. Several questions were raised by the board and the audience. Ted was asked what the real motive is, given that the door has been in place for at least a year and nobody has brought up an issue about it. Also, Ted has recently complained to the SLOA Board about construction that his neighbor (Richard Jones, 126A) has done on top of the brick wall and in the common area in front of the neighbor's house to display a small golfer. Ted was asked if his request had anything to do with those complaints and if approval of his request would somehow bring further complaints about his neighbor's activities. Ted denied that his request had anything to do with his neighbor and stated he is not a vindictive person. Mike believes Ted is doing the right thing by asking for retroactive permission to have the door remain in place. He moved that the Board support Ted's request to petition SLOA for a variance. Steve asked Ted if we could count on him to let the complaints about Richard just go if we approve his request. It was pointed out by Cal that we could not attach any conditions to Ted's request. Motion was seconded and approved.

Two small propane tanks have been installed behind Richard's house, with a hose going through a hole drilled in the structure and a valve right outside the wall, as reported by Ted and evidenced with pictures. A licensed propane company made the installation so the assumption is they used proper fittings and hoses, etc. (Mike reported that Ted notified the Fire Dept. so it has been reported.)

Mike has not yet had Richard Jones "sign off" for the work that has been done on his patio. We need to. This will put future responsibility on the owner of 126A rather than the HOA. The Association had nothing to do with the alterations Richard made and will not repair, stain, or replace anything Richard did.

Owners' Comments

Next Meeting

June 15, 2017

Adjournment

Adjourned at 10:47 am

Respectfully submitted,

Dawn Kerns
Secretary

