

SUNLAND CONDOMINIUM OWNER'S ASSOCIATION
DIVISION 7 ANNUAL MEETING
SEPTEMBER 16, 2015

OPENING:

President Morlan opened the meeting at 9:03AM at the Gathering Place at Sunland Golf and Country Club. President Morlan welcomed all to the meeting. Board members present: Jim Bates, Lloyd Hightower, Bill Morlan, Cal Murphy and Marty Whitaker. President Morlan acknowledged previous board members Randy Dahl and John Cox who had passed this last year.

QUORUM: Quorum was established with 13 homeowners present and voting and a proxy count of 24.

COMMITTEE REPORTS:

LANDSCAPE: Director Murphy thanked everyone for making his job easier. Complaints were down by 80%! Geoff and crew will be doing winter pruning in December. Barking of the sides and back yards to be done, then skip a year. We are now working on three year cycle of barking. Working with Sanford on sprinklers, north side is good, a few valves on/near golf greens to be addressed this coming year. Snow removal was discussed. Issue has been investigated. No good solution was forthcoming. It was suggested we check with other divisions regarding driveway and sidewalk snow clearing.

INSURANCE: Director Bates addressed our Earthquake Insurances; a separate policy costing approximately \$16,000 per year. Discussion followed with pros and cons to carry it. General consensus was to continue with Earthquake coverage.

MAINTENANCE: Director Hightower reported painting costs have increased 20%, deck costs have tripled. Striving to catch up on repairs of buildings that are 40-50 years old. Requested neighbors to fill out work requests, including email address for more efficient communication. Busy construction industry makes it difficult to get bids and get work completed in timely manner. Workload of maintenance director can be mitigated by owners handling minor problems such as insects, wasps, etc. themselves. Example given on spraying for wasps. Maintenance Director calls outside contractor, who drives to store, buys product, drives to condo, applies product, and does follow up check; then bills the association \$100 for same process owner could do for \$10. Pointed out not the best use of our resources. As Director Hightower is a snowbird, Steve Carr will pick up requests weekly and transmit to Lloyd for action.

FINANCE: With Director Ray Christiansen absent, President Morlan explained the budget process for upcoming year vs this past year, stating prior year's budget provided "X" amount of dollars, and we did as much work as possible within that amount. This year the board looked at what needed to be done, then figured best estimate cost for budget needs for maintenance to be done. President Morlan also reported reserve audit had been authorized by the board.

OLD BUSINESS: None

NEW BUSINESS:

Discussion on the water meter assessment of \$438.00 per unit. Special water assessment motion M/S/P.

2016 Budget moved to adopt as presented M/S/P.

Approval of assessment in support of the budget we approved M/S/P

Election of Directors: Ray Christiansen, Lloyd Hightower, and Bill Morlan

President Morlan spoke of need for more participation of owners. Looking for suggestions beyond changing hours of meetings, reducing number of directors, stipends, hiring outside management or electronic participation from nonresident owners. Several owners volunteered to work on committees.

Exploring option on website to submit and track maintenance requests.

Joel Ogden, 142D volunteered to work on emergency plan for neighborhood. He is currently working with the Red Cross and Fire Department with their planning. He has agreed to speak at October meeting.

MEETING ADJOURNED 10:30AM

Toni Tobin, Scribe

Following adjournment of annual meeting the Board of Directors met for election of officers. They are as follows:

Bill Morlan – President; Lloyd Hightower – Vice President; Ray Christiansen – Treasurer; Marty Whitaker – Secretary.