

**SUNLAND CONDOMINIUM OWNER'S ASSOCIATION  
DIVISION 7 BOARD OF DIRECTORS' MEETING  
July 9, 2015**

**CALL TO ORDER:**

President Bill Morlan called the meeting to order at 9:30 a.m. Board Members present: Bill Morlan, Cal Murphy, Jim Bates, Judy Christiansen, Ray Christiansen and Marty Whitaker. Guests: Toni Tobin, 116C and Ted Gagne, 126B

**CERTIFICATION OF QUORUM:**

President Morlan established that a quorum was present:

**APPROVAL OF MINUTES:**

Previous meeting minutes (June 23, 2015) were previously distributed by email. M/S/P

**MAINTENANCE REPORT:**

Ted Gagne submitted a letter concerning the dry rot on the west wall of his condo. Judy Christiansen has looked at it and in her opinion the whole wall needs to be looked at. The fly issue in Unit 157 has been taken care.

**TREASURER'S REPORT:**

Director Ray Christiansen said an additional \$ 20,000 will be needed this year for the four deck repairs at Unit 148. Ray will check into cost involved in the audit of our Reserve Accounts and report at the August meeting. Report was M/S/P

**LANDSCAPING REPORT:**

Director Murphy reported that Sanford has completed the sprinkler repairs. Sanford will address owners future sprinkler problems individually. Jeff will check on the low pressure at 157-159.

**ARCHITECTURAL REPORT – No Report**

**INSURANCE REPORT –No Report**

**OLD BUSINESS:**

Sunland Water District estimates water meter installation will cost \$438 per unit and owners are reminded this is a state-mandated issue. President Morlan made a motion for Special Assessments of \$219 per unit in 2016 and in 2017 to cover the cost voted on by owners at the Annual Meeting. M/S/P

The 2015 budget is under serious duress. The new, stand -alone earthquake insurance policy was an unbudgeted \$14,000 additional expense. Also, unexpected maintenance costs have compounded an expected budget shortfall. The board discussed postponing maintenance scheduled for the remainder of 2015 as well as assessment increase in 2016. The board approved a motion implementing a moratorium on all future non-contractual spending through the end of 2015, with all such requests to be brought before the Board for approval before work is undertaken. M/S/P

Board members are to send Director Ray Christiansen request for 2016 budget expenses. Director Ray Christiansen will incorporate the requests into a 2016 draft budget at the August Board meeting.

**NEW BUSINESS:**

Election preparation for Annual Meeting on September 16: If you know anyone interested in joining the board, please have them notify a board member before the next board meeting. With the lack of candidates, various ideas were discussed on how to increase participation on the Board. Ideas included employing a paid maintenance manager or offering a stipend for Board membership.

**OWNERS NOTICE:**

The dump site has two bins; one for dirt and the other for bark. These areas are not to be used by owners to dispose of major landscape improvement debris. Such debris removal is the responsibility of the owner.

**NEXT MEETING DATE:** August 13, 2015

**MEETING ADJOURNED AT 10:58**

Respectfully submitted,

Marty Whitaker, Secretary

**PRESIDENT'S MESSAGE:** With four Board terms expiring in less than three months, we have yet to have any announced candidates. Please consider that part of being a member of an association is the willingness to participate in the governments of that association. Feel like you don't have the necessary talents? Don't be so sure! Many people grow into new responsibilities for which they never envisioned having the skills. So think about embracing a new challenge while supporting your neighborhood association.

Remember the neighborhood pool party August 16, 6-8 p.m. Full details are attached.

## Division 7

### Summer Picnic at the Pool!

Let's build community and get to  
know our neighbors better.

Sunday, August 16<sup>th</sup>

6:00 - 8:00pm

Entree provided, please bring something to  
share, salad, dessert, chips, etc

#### RSVP

Toni: 360.504.2992

Marty: 360.461.8182

Jan: 206.909.4809

**BYOB - no glass**