

SUNLAND CONDOMINIUM OWNER'S ASSOCIATION
DIVISION 7 BOARD OF DIRECTORS' MEETING
February 11, 2016

CALL TO ORDER

President Bill Morlan called the meeting to order at 9:35. Board Members present: Bill Morlan, Cal Murphy, Ray Christiansen, Jim Bates and Marty Whitaker. Guests: Kitty Hawks, 117C.; Joel Ogden, 142D; Steve Lavelly 148A; and Penney Van Vleet 117C.

CERTIFICATION OF QUORUM:

President Morlan established that a quorum was present

APPROVAL OF MINUTES:

Previous meeting minutes of December 11, 2015 were previously distributed by email.
M/S/P

MAINTENANCE REPORT: No report

TREASURER'S REPORT: Director Christiansen reported a small positive dollar amount in 2015 but added next year should be better because of our increase in dues for 2016. 2016 year-to-date is a small sampling but no surprises are evident.

LANDSCAPING REPORT: Director Murphy reported only one request for landscape maintenance in the last three months. He reported he has been very happy with Geoff. Barking will need to be done this spring around the backs of the condos. Director Murphy recommends Geoff do this on a labor+costs basis, due to the fact it is difficult to estimate costs. The problem is the barking will be done in the back of units and depending on the wetness of the grounds boards may needed on the ground to roll the wheelbarrows and other environmental issues. A motion was made to approve for a cost not to exceed \$5000.M/S/P

ARCHITECTURAL REPORT: No report

INSURANCE REPORT: Director Bates reported that all our insurance policies expire March 20, 2016. So far no one has shown interest in the contract. He is continuing to seek quotes.

OLD BUSINESS: Celeste will not renew her contract as of February 29, 2016. Bill Morlan and Penney Van Vleet brought before the board the names of companies that would be interested in taking over our books from Celeste. Omega Business Center was selected. M/S/P. The Board deferred the request by Director Hightower to include some property management tasks with the bookkeeping tasks. Penney will continue to lead the process and get clarification of the scope desired by the Board.

NEW BUSINESS: A motion was made by President Bill Morlan to elect Kitty Hawks to BOD Position 3, formerly held by Randy Dahl. M/S/P unanimously. Secretary Whitaker

presented her resignation to the Board due to medical issues. The Board reluctantly accepted her resignation and thanked her for her service to Division 7.

President Morlan presented an Amendment to the By Laws, Article VI, Section 3 to define a quorum of Directors to be " Three Directors, including one Officer, shall constitute a quorum for the transaction of business." M/S/P.

President Morlan announced he is selling his unit and will be moving to Portugal and, therefore, will resign following the next Board Meeting, March 10. His resignation was accepted and The Board and Guests thanked President Morlan for his service.

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NEXT MEETING DATE: March 10, 2016

MEETING ADJOURNED AT 11.30

Respectfully submitted,

Marty Whitaker, Secretary

MEMBER NOTICE: Celeste will no longer provide any services for Division 7, effective March 1st. Please honor her decision and do not call her after Feb29th.

PRESIDENT'S MESSAGE: As you see above, resignations leave two open positions in need of Division 7 Owners who are willing to step up and participate in the governance of your Association. I have enjoyed my tenure, finding it a great way to get to know my neighbors and helping them make the wonderful life we enjoy here on Hilltop Drive better. If not you, then who? Each unfilled position means the current Board members have to work that much harder. Many hands make the load lighter. Seriously consider volunteering!