

SUNLAND CONDOMINIUM OWNER'S ASSOCIATION
DIVISION 7 BOARD OF DIRECTORS' MEETING
November 12, 2015

CALL TO ORDER

President Bill Morlan called the meeting to order at 9:35. Board Members present: Bill Morlan, Cal Murphy, Ray Christiansen and Marty Whitaker. Guests: Kitty Hawks (Unit 133-A), Joel Ogden (Unit 142-D) and new residents from Unit 137-D.

CERTIFICATION OF QUORUM:

President Morlan established that a quorum was present

APPROVAL OF MINUTES:

Previous meeting minutes of October 8, 2015 were previously distributed by email.
M/S/P

MAINTENANCE REPORT: Director Hightower, via email, reports that three strips of concrete will be removed and replaced in the sidewalk/courtyard of Unit 119B. Damage on the courtyard wall at Unit 126B has been assessed and repairs have been formulated.. The deck on Unit 148A is complete and the other three decks should be complete in about three weeks. Steve Carr to check the Request Box each Friday and a spare key for the box will be given to Cal.

TREASURER'S REPORT: Director Christiansen reported that the Reserve Study for all decks has begun and a final report is forthcoming. There is still \$30,000 remaining in the budget and asks board members to complete all pending work and make payment before year end.

LANDSCAPING REPORT: Director Murphy reported that Sanford has finished irrigation installation. All minor adjustments to be finished by year end. A mole trap was placed in the green area adjacent to the parking area and produced one mole. Geoff will finish all heavy trimming. Geoff to purchase additional plants. Unit 153 has asked the board to have three trees in a green space between Units 149 and 153 looked at for possible danger of coming down.

ARCHITECTURAL REPORT: An anonymous letter was sent to the board asking that visible yard art be removed. The board discussed the issue and has taken it under consideration.

INSURANCE REPORT – NO REPORT

OLD BUSINESS: Our annual Holiday Party is scheduled for December 12 at the Gathering Place from 5-7 P.M. Non-alcoholic refreshments will be provided. Homeowners, please bring "Heavy Appetizers" and BYOB. Water metering continues; currently at Building 126.

NEW BUSINESS: None

NEXT MEETING DATE : December 10,2015

MEETING ADJOURNED AT 10:20

Respectfully submitted,

Marty Whitaker, Secretary

PRESIDENT'S MESSAGE: Cold weather is here! Remember to disconnect hoses from outdoor faucets to prevent freezing.