

SUNLAND CONDOMINIUM OWNERS' ASSOCIATION
DIVISION 7 BOARD OF DIRECTORS' MEETING
October 8, 2015

CALL TO ORDER

President Bill Morlan called the meeting to order at 9:30 AM: Board Members present: Bill Morlan, Cal Murphy, Jim Bates, Lloyd Hightower, Ray Christiansen and Marty Whitaker. Guests: Kitty Hawks, 133A, Joel Ogden, 142D, Toni Tobin, 116C.

CERTIFICATION OF QUORUM:

President Morlan established that a quorum was present

APPROVAL OF MINUTES:

Previous meeting minutes of September 10, 2015 were previously distributed by email: M/S/P to approve.

Annual Meeting minutes of September 16, 2015 were previously distributed by email: M/S/P to approve.

MAINTENANCE REPORT: Director Hightower reporting: Painting of buildings completed for 2015. The deck at 148A is essentially done, Units 148B and 148C next. Work on the wall at 126B will be completed by Steve as soon as the rain stops. While Lloyd is away, maintenance and landscaping requests should be deposited in the service request box. Steve will check it once a week and distribute to Cal or via e-mail to Lloyd for action and acknowledgement of requests. Residents are reminded to include their email address.

TREASURER'S REPORT: Director Christiansen reporting: States there is \$37,000 remaining in budget and asks board members to complete all pending work and make payment by year end. Report was M/S/P.

LANDSCAPING REPORT: Director Murphy Reporting: Toni Tobin and Cal will go to each unit and report anything that needs to be trimmed or replaced. Geoff is to begin working on this project earlier this year, November 1st. The board is asking residents to not put lights on trees or shrubs until he is finished. They will also check on the mole issue in the green space adjacent to the parking area and will contact a service if necessary. Unit 133A reports too much water on the side of her unit and in the front. The board is hoping when Sanford is finished with their work and the Water District has completed installing the valves, the problem will be fixed

ARCHITECTURAL REPORT : It was discussed that paint color charts could developed and given to owners to choose colors for buildings starting in 2016.

INSURANCE REPORT: – NO REPORT

(over)

OLD BUSINESS: Ray talked with the vendor about the Reserve Study and he will schedule an onsite inspection for later this year. The inspector observed that many associations have a reserve fund for decks, which we do not. Ray is hoping for a final report by year end.

NEW BUSINESS: Guest Joel Ogden spoke to the board on Disaster Preparedness. Area relief organizations are ramping up preparations for a possible major seismic event. Should such a disaster occur, we will need to be prepared to take care of ourselves for at least the first 72 hours. Some possible preparations Division 7 could do include to check and identify all Hilltop Residents and anyone needing assistance would let us and a neighbor know; inventory resources; designate a post-event meeting place. Please contact the American Red Cross for brochures. We will all need to help each other.

Our annual Holiday Party is scheduled for December 12th at the Gathering Place from 5-7 PM. Heavy appetizers will be provided: Homeowners, please bring a side dish and BYOB

NEXT MEETING: November 12th, 9:30 AM at the Gathering Place.

Respectfully submitted,

Marty Whitaker, Secretary

PRESIDENT'S MESSAGE: Remember that we require that each owner provide duplicate unit keys to the Association in case emergency entry is necessary. If you have recently changed locks, please be sure you have provided us with duplicates. If you're unsure, please contact me and we'll check.