

**Division 7 Condominium Association
Board of Directors' Meeting
Thursday, July 21, 2016**

Call to Order

President Lloyd Called the meeting to order at 9:30 a.m. Board members present were: Lloyd Hightower, Ray Christiansen, Steve Lavelly and Cal Murphy. Board member absent (hospital) Judy Christiansen.

Guests in attendance were: Toni Tobin (116C), Patti DeVogler (161), Kitty Hawks (133A), Penny Van Vleet and Jack Marlowe (117C), Joel Ogden (142D), George Nicklen (133C), and Dawn Kerns (125D).

Quorum

Lloyd Hightower, President, established that a quorum was met.

Approval of Minutes

The minutes for the June 23, 2016 meeting were previously approved by e-mail.

Maintenance Report - Lloyd Hightower

Deck staining , building 148 is almost complete

Both fences on building 148 were replaced with a new fence pattern

Painting of building 148 will be done during August

Treasurer's Report - Ray Christiansen

Expenses are 36.2% under budget - Insurance cost is \$10,861 under budget, only one major project has been paid for

Owners are still sending payments to the previous office address - PAYMENTS MUST BE SENT TO P.O. BOX 298.

Ray asked board members to give him budget numbers before next board meeting.

The Treasurer's Report was approved as presented.

Landscaping Report - Cal Murphy

A large tree near building 133 was trimmed by Blue Mountain Tree Service.

Jeff is doing further trimming and pruning as per his contract.

Irrigation water is on and working better - still a few problems but they are being fixed.

Old Business

Nominating Committee - Two owners have agreed to stand for election in September.

Additional candidates are welcome but must be identified and vetted by next meeting.

By-law committee - Had one meeting on July 20th. Next meeting scheduled for July 27th. Lloyd Hightower reminded the group that The Declaration contains some of the same language and is the governing document. Steve will get a copy for the next meeting.

Old Business - Continued

The website has been updated with the return of Sue Forde, our administrator. A copy of the Declaration will be posted on the website if practicable. The deck and glass contractor, Brad Buchser, is erroneously listed under the Board of Directors.

New Business

Project to replace concrete on driveways, sidewalks and upper courtyards on units 147 and 149 was approved with Rex Berneking having submitted the low bid. Work will be done in August. Owners have been notified.

Three deck replacements were approved. Costs were negotiated with our deck and glass contractor Brad Buchser in lieu of bidding but in consideration of previous bid results. The decks are: Unit 134A - \$5,750 plus tax and permits; Unit 134B - \$5,425 plus tax and permits; and Unit 134C - \$5,525 plus tax and permits. Owners have been notified. Bids will soon be solicited for three more driveways with work to be completed this year.

Administrative Matters

Budget items for 2017 are due to Ray Christiansen before next board meeting.
Nominees for open board positions #6 and #7 are due before next board meeting.

Owners Comments - Limit 2 minutes per speaker

Several owners brought up need for weed control, bush pruning, Rhodo dead heading and care of plants off the main street. Owners were reminded that many of these issues are with plants that were put in by owners, or previous owners, and therefore not the Association's responsibility.

An owner asked about bids for the deck projects. Because of lack of contractor availability and interest we have contracted this work with Brad Buchser, our glass and deck contractor.

One unit has been infested with a huge swarm of flies. It appears the flies are coming from outside the unit and the Association is working on the problem. Also, moles have returned particularly behind units 163 to 167. Traps have been set.

It was suggested that the draft minutes of this meeting be sent out with the agenda for the next meeting. The Secretary will consider this - but owners should be aware that the approval of the Board Meeting Minutes is a function of the Board of Directors.

Conversely, the minutes for general membership meetings are approved by the owners.

Next Meeting Date - Thursday, August 18th 9:30 a.m.

Adjournment

The meeting adjourned at 11:00 a.m.

Note: Due to absence of Secretary, minutes were taken by board members.