

**SUNLAND CONDOMINIUM OWNERS' ASSOCIATION
DIVISION 7 BOARD OF DIRECTOR'S MEETING
FEBRUARY 12, 2015**

Call to Order

President Morlan called the meeting to order at 9:30a.m. Board members present: J. Bates, J. Christiansen, R. Christiansen, B. Morlan, and Cal Murphy. Also present: Joel Odgen (Unit 142-D), Kitty Hawks (Unit 133-A), and George Nicklen (Unit 133-C).

Certification of Quorum

President Morlan verified a quorum of Board Members was present. Director J. Christiansen taking minutes in the absence of Secretary Cox.

Approval of Minutes

Minutes of the January 22, 2015 meeting were previously electronically submitted. M/S/C to approve.

Maintenance Report

Director J. Christiansen, assistant to Director L. Hightower reported the following:

- ❖ Roof repairs on building 121 by Roof Management in progress. Repairs will be more extensive than originally estimated due to the discovery of sub-standard materials and workmanship used previously.
- ❖ Driveway and sidewalk replacement on Unit 143 will be done by Rex Berneking pending improved weather conditions.
- ❖ Deck rebuild for Unit 140-D by Brad Buchser pending improved weather conditions.
- ❖ Window replacements on Unit 125-D by Glass Services is pending upon owner's approval of out-of-pocket portion of bid.
- ❖ Fence rebuild/replacement at Units 134-A,B,C to be completed by Steve Carr.
- ❖ Repairing/repainting interior areas of water stains at Unit 121-A to be completed by Steve Carr.

Treasurer's Report

Treasurer R. Christiansen distributed a current budget report. He stated that to date, there were not a lot of expenditures. Christiansen recommended that some funds in the Composite Roof Reserves (present balance of \$94,786.99) be allocated to repair roofs. His concern was the risk of more roof damages in the future, especially those repaired by the same contractor used on Building 121. The amount of future roof repair is estimated to be substantial. It was M/S/C to transfer funds with the amount based upon the final cost of repairing Building 121. The Budget Report was M/S/C.

COMMITTEE REPORTS

Landscaping Director Murphy

- ❖ Director Murphy had intended to provide copies of our renewed contract with our landscaper but was unable to do so due to the absence of Celeste Lilley.
- ❖ Trimming work on Unit 163 was recently completed. It was delayed due to Christmas lights on the shrubs.
- ❖ The owner of Unit 163 has requested removal of an overgrown bush. The owner will pay for half of the cost.
- ❖ The new owner of Unit 157 spent \$500 for fly extermination. The problem was not resolved.

- ❖ Barking of the fronts of all Units in Division 7 will be started within a week. The fronts of all units will be barked this year with the backs of condos and islands to be barked next year. Murphy presented two different bark samples and it was agreed to use bark with smaller wood content.
- ❖ Murphy is awaiting a report regarding sprinkler repair status but stated that everything was going great.

Two issues were up for discussion:

1. Ground cover removal and whether this is an Association responsibility, an owner's responsibility, or a shared cost scenario. Morlan suggested that the issues should be resolved on a case-by-case determination.
2. Bins located in the west island. In the past, there was one for bark and one for soil. The former soil bin is now being used for trimmings disposal (branches from roofs and owner's trimmings). Jerry Winders will be contacted regarding the cost of removing these branches and trimmings periodically. The Association will attempt to develop a pick up and haul away schedule in the future.

Insurance Director Bates

Bates has not yet received the new contract. He is expecting it later in the month or early March.

Old Business

- ❖ Water Meters: Water meters will be installed in Division 7 in the future. There was discussion regarding the merits, costs, and downsides relative to common building meters vs. individual meters. Morlan reported that the water district is estimating cost per unit will be \$300-\$500.
- ❖ SLOA Lighting Regulations: Morlan followed up to ensure that there was documentation pertaining to Division 7 being "grandfathered" into the requirement of a free-standing light at each unit. This was documented in the SLOA minutes.
- ❖ Division 7 Web-site and E-mail installation. Morlan reported that Sue Forde, who has extensive experience in developing and setting up Web sites, will be commissioned to do this project at a cost of \$500. There will be a monthly service charge of \$15 and an annual service charge of \$25 too maintain a domain address. Morlan projects that the system will be up and running before the beginning of the 3rd quarter.
- ❖ Un-leashed Dog Issues: There was discussion regarding owners who have ongoing aggressive issues with their unleashed dogs and also with cleaning up excrement from the dogs. The owners have received citations and will be fined by SLOA pending future complaints.

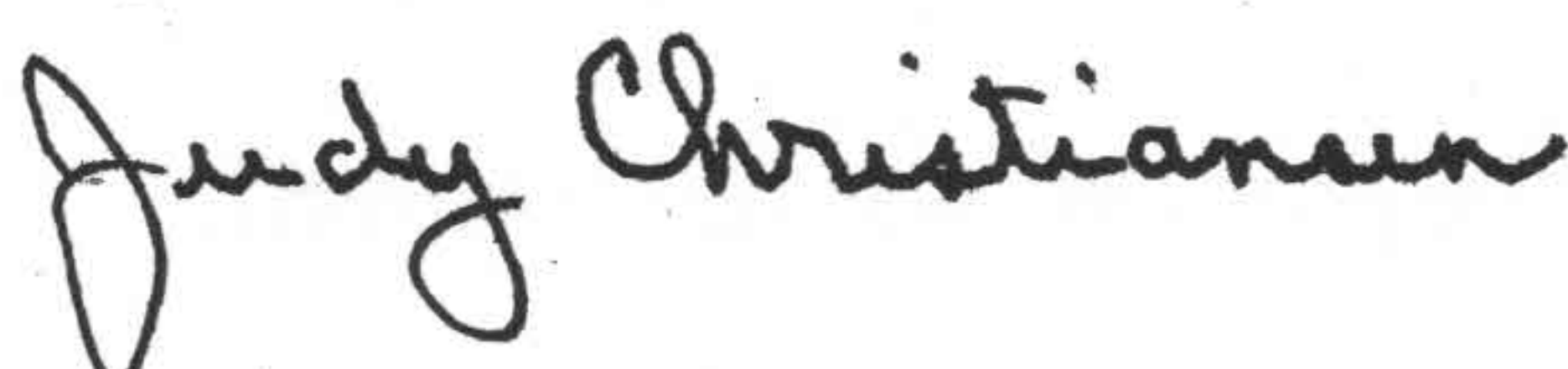
New Business

- ❖ Kitty Hawks inquired as to whether the 2012 SLOA Rules and Regulations were the latest issue. That was affirmed by Morlan.
- ❖ George Nicklen had questions regarding roof maintenance and skylight replacements. Morlan suggested that Nicklen submit a service request form and his situation would then be addressed.

Next Meeting: March 19, 2012, 9:30 a.m.

Adjournment: 10:37 a.m.

Respectfully submitted,



Judy Christiansen, Director