

SUNLAND CONDOMINIUM OWNER'S ASSOCIATION
DIVISION 7 ANNUAL MINUTES
SEPTEMBER 21, 2016

OPENING: President Hightower opened the meeting at 9:00 A.M. at Sunland Golf and Country Club. President Hightower welcomed all to the meeting. Board members present: Ray Christiansen, Lloyd Hightower, Steve Lavelly, and Cal Murphy.

QUORUM: Quorum was established with 15 homeowners present and a proxy count of 21.

COMMITTEE REPORTS:

LANDSCAPE: Director Murphy reported that repairs of the irrigation system are ongoing. Feasibility and strategies for automating individual-building irrigation systems are being explored. Due to heavier rainfall than normal the barking will be postponed until 2017.

INSURANCE: No report

MAINTENANCE: Director Hightower reported that replacement of some decks have been delayed due to the engineering and permit process. It is expected that this process will be completed within the week and replacement of the decks at Building 134 will begin shortly thereafter. One or two decks are scheduled for 2017 and then deck replacements will continue at one or two per year. Concrete in several driveways and courtyards has been replaced with one or two more to be done this year. After this year replacements are expected to continue at one building per year.

FINANCE: Director Ray Christiansen reported that although a current financial report is not available expenses to date are significantly under budget and will probably remain so at the end of the year. Reserves are approximately 68% underfunded and it is anticipated that excess operating funds will be added to the reserves at the end of the year. The Reserve Study recommends that approximately \$50,000 per year for the next several years be added to the reserve fund.

OLD BUSINESS: None

NEW BUSINESS:

2017 Budget was M/S/A as presented

Election of Directors: Dawn Kerns and Teresa Knapp-Streeter

MEETING ADJOURNED: 10:30 A.M.