

SUNLAND CONDOMINIUM OWNERS ASSOCIATION
DIVISION 7 BOARD OF DIRECTORS' MEETING
MAY 21, 2015

CALL TO ORDER

President Bill Morlan called the meeting to order at 9:30 am. Board Members present: Bill Morlan, Ray Christiansen, Judy Christiansen, Cal Murphy, Jim Bates, Lloyd Hightower. Guests: Joel Ogden, Marty Whitaker

CERTIFICATION OF QUORUM:

President Morlan established that a quorum was present: Celeste Lily taking minutes

APPROVAL OF MINUTES:

Previous meeting minutes (April 9, 2015) were previously distributed by email. M/S/P

MAINTENANCE REPORT:

Director Hightower reporting: Big jobs pending are decks at 148 and sidewalk at 156. 126B west wall is peeling, 138 moss on the roof-Steve working on it.

TREASURER'S REPORT:

Audit results-will send letter to finalize letter. Roof repairs from reserves \$2500 should be voted on. Reminder invoices should always be approved and dated. Will figure where \$ for four decks will come from at next meeting. M/S/P

LANDSCAPING REPORT:

Approved valves are in by Sanford Irrigation. Still need to address broken pipe from propane line repair. People happier with Jeff's landscaping-1 or 2 bushes still needed; Spraying for weed is complete; New irrigation line to 157-159 tabled.

ARCHITECTURAL REPORT – NO REPORT

INSURANCE REPORT – NO REPORT

Earthquake insurance costing \$17,000/per year. This is the first time a separate policy for earthquake coverage has been issued for Division 7.

Mike Langley from Sunland Water District made a presentation about water meters. Hilltop Dr. is one of the last areas to have meters installed. District is encountering multiple challenges. Director Hightower offered an option that billing for meter connections should be done collectively. President Morlan indicated his initial reluctance but will rethink and the Board will revisit the issue next month. Langley stated it is too soon in the process to be able to give an estimate for the entire Hilltop Dr. project.

OLD BUSINESS:

Division 7 website is up and running. Address is www.sunland-div7.com. Marty Whitaker (117A) contacted the board regarding her willingness to serve as secretary. M/S/P to appoint Marty to replace Director John Cox unexpired term ending September 2016.

NEW BUSINESS:

M/S/P confirming \$1500 invoice to Sanford Irrigation which was previously approved electronically. Summer party discussed and decision made to hold party in overflow parking lot on date TBD. Nominating committee consisting of President Morlan and Toni Tobin will receive nominations for board directors whose terms expire September 2015.

NEXT MEETING DATE: June 23, 2015

MEETING ADJOURNED AT 11:08 AM

Respectfully submitted,

Marty Whitaker, Secretary

PRESIDENT'S MESSAGE: If you would like to receive correspondence (including BOD meeting minutes) electronically, send your name and email address to: members@sunland-div7.com. If you are interested in seeking election to the Board of Directors, contact either myself or Toni Tobin. There are four positions up for election:

<u>Position #</u>	<u>Incumbent</u>	<u>New Term Will Expire</u>
2	Bill Morlan	Sept 2017
3	Judy Christiansen	Sept 2018
4	Lloyd Hightower	Sept 2018
5	Ray Christiansen	Sept 2018