

AGENDA

SunLand Condominium Owners, Division 7 Board of Directors Meeting January 19, 2017

Call to order

Certification of Quorum

Approval of Minutes: November 17th, 2016 Meeting

Treasurer's Report - Ray Christiansen

W9's needed from all contractors and vendors, these are needed by the end of February. These need to be turned in to the treasurer.

Maintenance Report - Lloyd Hightower and Mike Mowatt

- 1. The deck replacement for units 134 A, B and C was completed at a cost of \$21,000 as originally bid with the addition of \$2,000 to rebuild the partition wall which was structurally failing. Brad Buscher has begun work on the deck replacement at 156C.**
- 2. Window replacements are on order for units 134A and 156C. Windows and a skylight in 137B are being evaluated for repair or replacement.**
- 3. Campbell Roofing made repairs to the roof at 161 at a cost of \$565 in December. This repair was stretched out over several weeks because of the difficulty in finding a local roofing contractor who responsive, bonded and licensed.**
- 4. Steve Carr performed no work for us during December because of the weather.**

A separate item for discussion is the roof replacement on 121-D. Jean Wooldridge began an extensive interior remodeling this summer and because of her susceptibility to mold, had an engineer design an interior air system that required new vents in the roof. When the contractor began to install these vents, they told her that the roof was in very bad condition and they couldn't guarantee that they could seal the new vents. Jean then called Campbell Roofing for a roof evaluation and their recommendation was to re-roof the unit. They provided her with a bid on August 29, 2016. Because Jean did not feel that she could complete the interior remodel without the assurance of a sound roof, she scheduled the work for January, 2017, the earliest date Campbell had available. In November, Jean and I spoke about the need to go through the HOA because ultimately the HOA is responsible for the roof on her unit. She acknowledged that but said she had to move forward with the roof replacement ASAP in order to complete the interior remodel. We agreed that this work, at her direction, did not follow the prescribed rules for service and that the HOA Board would discuss her project at the January meeting. As a followup to Board requests, I went out to solicit a second assessment/bid from other roofing

companies. Diamond Roofing was the only company that returned my calls and they were scheduled to come out two weeks ago but as of today (1/14), have not. I followed up with Campbell Roofing and they have been very responsive, providing me with a detailed bid and breakdown of costs that totals \$6,400 for 1500 sf of roof. They will install a 30 year Pabco shingle that they have color matched to the existing shingles. The bid looks complete and they are to begin on Monday, January 16. The only alternative we have as a Board to ensure that this is a fair bid is to find a roofing contractor who will give us an after the fact bid for this work.

Landscaping Report - Cal Murphy
Building 117, discussion of south side landscape.

Other projects

Insurance Report- Dawn Kerns

No Report!

Committee Reports:

Joel Ogden Emergency Preparedness.

Toni Tobin Welcoming Committee...No Report

Old Business:

New Business:

Owners' Comments - 2 minutes per speaker please!

Next meeting date: November 17, 2016

Adjournment

The Board will meet in a Special Meeting to discuss the delinquency list from 2016 and what the next step should be.