

Sunland Condominium Owner's Association Division 7 Annual Meeting Agenda September 21, 2017

Welcome:

Quorum:

Approval of Minutes: Approval of 2016 Annual Meeting minutes.

Treasurer's Report:

1. We are projected to be within our 2017 budget at year-end.
2. External audit and income tax filing projected completion late Sept. or early Oct.
3. Reserve Study update is starting in October.
4. 2018 Budget: No increase in dues or Assessments in 2018
No significant increase in Landscaping, Maintenance or General/Administrative
No anticipated Special Assessment
Roof Reserve - \$35,000 from Composite roof reserve re-roofing in 2018 budget.

Maintenance Report:

Building 108 has been painted, we are in the process of final inspection. The contractor incurred some additional costs for labor and paint which will be negotiated as part of the final settlement.

We have about six ongoing maintenance projects.

I will go out with a request for bids to paint Building 126 and re-roof Building 117 this week. I want to ensure that we get firm commitments from contractors for this work to be performed early next summer. I'd like to get three bidders for each project.

Landscape Report:

Landscape is on target with our budget. As of August 2017 we are at 49.75% of budget. With contracted services, some new plantings, and a few irrigation repairs, we will be able to remain under budget for 2017. We have removed six bushes and trees from the common areas this year. They will be replaced this fall with new plantings in the medium size range.

We continue to work on the ongoing irrigation problem on the south side of the street, behind the homes.

Committee Reports:

Audit Committee:

We had the first meeting of the audit committee (Mike Mowatt, Alan Smith, Jack Marlow & Steve Welborn) on Sept. 14, 2017. Teresa Knapp-Streeter was also in attendance and as Board Treasurer, will act as liaison to the Board. The committee is in the process of drafting its Committee Charter (purpose & objectives, roles & responsibilities) which will be brought to the Board in draft form for the Oct, 2017 meeting.

Emergency Preparedness Committee: Joel Ogden

New Business:

2018 Budget

Election of Directors: Cal Murphy and Mike Mowatt for a 3 year term beginning January 2018 Ending December 2020.

Old Business:

Next Regular Meeting: October 19, 2017

Owner's Comments:

Adjournment

Directors will meet after the annual meeting.