

**SunLand Condominium Owners
Division 7
Board of Directors Meeting
Minutes for February 15, 2018**

Meeting called to order at 9:30.

Quorum present: Steve Lavelly, Nancy Baer, Dawn Kerns,

Mike Mowatt, Cal Murphy, Joel Ogden, and Richard Streeter
(delayed)

Kitty Hawks, owner, present as well as guest presenter Dollie Sparks

Dollie Sparks, Windermere Property Manager, presented a proposal to manage Division 7 communications using their on-line application. She would also be a Monday- Friday office presence and contact person. The Board wishes to retain the current bookkeeping office and landscaping providers. This will be further discussed by the Board on Friday, February 16, 2018 at 3:00 in closed session.

Minutes approved by email.

Treasurer's Report:

The Profit and Loss report was shared but other information was not available due to internet shutdown.

The Audit Committee discussed the addition to the balance sheet of \$195,000 by the auditor and Steve Welborn. They will follow up on this matter.

Liens: One owner has paid their arrears but will be billed for the lien fees as well as future dues until sold. One owner paid arrears and did not need a lien. One owner will have a lien placed and notification sent.

Maintenance:

Request for motion to sign contract with Wiley Painting for Units 125 and 126 for \$29,500. M/S/P

Discussion on responsibilities of owner and HOA for repairs due to a new, unprecedented request.

Landscaping:

Work items include stump removals, plant removal and replacement, standing water alleviation efforts, and rodent control, which Steve will follow up. Very active committee time as weather improves. The committee will be meeting again in early March.

Emergency Preparedness: Joel displayed a useful battery light available at Coast Supply for \$10, half of usual price. The PDN has a large emergency information section this week with useful data and suggestions. Jim Buck will be presenting sometime in April on parallels between Puerto Rico's disaster and our potential one.

New Business: Divisional 7, 11 and 17 Landscaping meeting has not been scheduled yet.

Old Business:

Website redesign and use. Contract for services submitted, M/S/P

Everyone should check their email address and phone number for accuracy. Maintenance/Landscaping Request for Service form will soon be available on line and should be used. The drop box will be kept for printed forms with a transition to on-line encouraged. Steve will receive website ideas or changes to bulk send to Sue. More information will be shared with owners when the site is completed.

Bylaws:

Revisit discussion on one vote/one household, check for compliance with SLOA bylaws.

Two check signers requirement (currently, one signature on the check, different signer on the invoice). Dawn will check bylaws for possible written correction.

Owner comments: Kitty Hawk suggested the dues bill be more clearly written for easier understanding and use. This will be discussed with the bookkeeper. Kitty also asked for better communication from the Board such as meetings, events, activities,

etc. Mike shared that a physical bulletin board survey of need gave negative acceptance and Steve emphasized that Board meetings are annually scheduled, the website carries much information and Board members are available for questions.

Next Board Meeting will be March 15, 2018 at 9:30 at the Gathering Place.

Adjournment: 11:30