

Sunland Condominium Owner's Association Division 7
Annual Meeting
Agenda September 20, 2018

Welcome:

Presidents message.

Quorum:

Approval of Minutes: Approval of 2017 Annual Meeting minutes.

Treasurer Report:

1. Projections to be within our 2018 budget at year- end.
2. Our 2019 budget will be the same as 2018.
3. The invoices for the fourth and final quarter will be mailed out within the week. Some homeowners are still delinquent in paying their dues.
4. As per our assessments, funds were added to our reserves for the tile roofs and shingle roofs. We also added funds to the road reserve.
5. The CD we opened last year for the shingle roof reserve paid approximately \$70.00-\$75.00 per month in interest. The CD recently renewed at a higher rate and now pays approximately \$150.00 per month.
6. End of August:

Financial information for all accounts not available at printing.

7. Our 2017 Audit was completed last month and will be discussed in more detail in the Audit Committee Report. Thanks to the Audit Committee for their help. Committee: Jack Marlowe, Steve Welborn, Alan Smith, and Mike Mowatt (chairmen).

Maintenance Report:

1. Major projects that have been completed thus far for 2018.

Two painting jobs completed.

One complete roof redo.

Projections show us within our 2018 budget at years- end.

3. Our 2019 Budget and some of the changes from 2018.

Landscape Report:

1. We should come in within budget for 2018.
2. **Pests:** Moles caught 4, Raccoon caught 1. Please Do NOT Feed the critters.
2. **Trees:** This year we have assessed trees with 3 criteria -diseased, dying/dead, or dangerous/destructive. Approval must be given by SLOA & Division 7 before any removal. All trees removed have been through this process. Six (6) trees have been removed and one (1) is scheduled for the first week in October.
3. **Shrubs & Bushes:** This year the landscape committee identified areas of need in shrub and bush removal replacement. Various shrubs and bushes have been removed and replaced or relocated
4. **Work Orders:** 30 have been submitted so far this year. Most have been completed with just a few still in progress.
5. **Sprinkler System:** We have mapped and have a written description of the system and the control boxes. This is a work in progress as we unearth more sprinkler heads and repair them. 137D-147- The sprinklers on the south side have been turned off so we can locate and fix leaks. Sprinkler heads have been unearthed that have long been buried underground.
6. **Landscape Contract:** We have a committee working on overhauling and re-writing our Landscape Contract. We will put the finished contract out to bid with three(3) companies. The contract will be detailed to address some concerns, such as weeding, watering, and pruning. We expect an increase in landscaping cost and have budgeted for it for 2019.

Audit Committee:

1. 2018 Audit and auditor's opinion and issues that need to be addressed by the Board in 2019.

Insurance Committee:

1. Cost for general liability and earthquake insurance for 2018.

Emergency Preparedness Committee:

1. Update on meetings and whats happening in the neighborhood.

2. Dates to remember.

Newsletter Committee:

1. The third newsletter was delivered September 3rd, 2018
2. Some residents have asked for email delivery. The newsletter is also uploaded to the website.
3. The newsletter continues to be well received. We continue to update our mailing list. We will start a column re: new residents in Division 7 as a welcome to the neighborhood. **Thanks**

to Debbie and to Graham for their assistance.

Data Management Committee:

1. The Database is up and running.
2. A short explanation about the database and why we added it.
3. The data fields have been populated with all addresses, noting residents and tenants. In addition, all the landscape work orders for each address/location. We will next work on the most recent minutes to note any information for each address and moving.
4. This is a massive job. **BIG** Thank you to Teresa Streeter and to Rob Baer. Thanks also to Dawn for her flexibility in sharing the laptop.

New Business:

1. 2019 Budget
2. Elections of Directors Nancy Baer, Joel Ogden, and

Steve Lavelly for a three(3) year term

Old Business:

Next Monthly Meeting: October 18, 2018

Owners Comments:

Adjournment: