

SunLand Condominium Owners-Division 7

Minutes

February 21,2019

Call to Order by President S. Lavelly at 9:25

Present: Nancy Baer, Dawn Kerns, Mike Mowatt, Joel Ogden, Richard Streeter, and Carol Stults.

Cement Tile Roof Reserve Improvement Proposal: Due to presence of the majority of the affected concrete tile roof owners, the discussion of the special assessment and increase in yearly roof reserve fees proposal was moved forward. Several objections were made by the owners including too big a financial burden in too short a time period, wishing for another roofer estimate of actual need and potential costs, how to pay the increased yearly fee this year, and the validity of change being needed. There was also some owner support for the proposal as presented. A Board vote on the proposal was put off until March 21 Board meeting. During that 30 day period, an attempt will be made to find another roofer to evaluate the concrete tile roofs and make that information available.

Treasurer's Report: Dawn had not received the requested corrected accounting for the proper assignment of 2018 roofing costs. The finances appear to be in line with the budget. Corrected bills from the Water Company for irrigating common areas were received ($\$413 \times 7 = \2891 year). A motion was made to pay this in one lump sum for ease in accounting. Nancy made motion, Joel seconded and it passed unanimously. First Federal Bank has had difficulty depositing checks made out to "Division 7" since the account is named SunLand Condominium Owners. Dawn will take care of adding Division 7 to the name. This motion made by Carol, seconded by Nancy and passed.

Insurance: Nancy was told an offer would come in March.

Landscape Report: Richard was warmly thanked for helping with the removal of snow, personally and with help from the new landscaper. The cost will be about \$500. Steve used email to ask for snow removers and now has a list of 10 providers. The dangerous birch tree is being removed today and the tree fronting McGehees is to be removed. Richard is going to find an arborist to survey Hilltop trees for possible danger, poor growth situation and improved management. Steve will share Division 11' s arborist report.

Maintenance: Winter low level of repairs being done. Unit 119-A is newly sold and needs some repairs. Unit 116-A needs repair/replacement of the front and back decks but since the owners are not in residence this is not urgent.

Audit Committee: The next audit is priced with a 4% increase to \$2660 which is deemed a reasonable cost. A motion was made by Carol to accept the offer, seconded by Joel and passed unanimously. The Reserve Study people will be asked to limit their review to the three reserve funds which should lessen the cost.

Date and Records: Carol stated the newsletter is almost complete and ready to publish. She will be letting Rob Baer and Teresa Knapp-Streeter assume lead on the Data project.

Welcome: No report

Emergency Preparedness: Joel reported another Neighborhood Mapping project in another division.

Nominating: Carol will be working on this area and adding training of new candidates/members.

Governing Documents: Nancy will be heading a By-Laws review. Requests for changes, questions, etc., should be directed to her at this time.

Old Business: Rob Baer provided further detail on building and siting a Little Library on Hilltop. Various locations were discussed for placement. Part of one of the felled trees may be used as a pedestal. Details will be finalized.

Adjourned at 11:10