

SunLand Condominium Owners Division 7

Board of Directors Meeting

Minutes

March 21, 2019

Called to order by President Steve Lavelly at 9:30.

Quorum present with Joel Ogden excused for a late arrival. Eight owners present.

Minutes for February 21, 2019 email approved by March 14, 2019.

**Concrete Tile Roof Reserve** issue opened for discussion and vote.

Bill Bohny spoke to his concerns regarding increased costs for building the CTR Reserve to a more adequate total. Mike shared the other two roof replacement bids by Diamond and Campbell Roofing. They were within \$20,000 of the original Allen estimate of \$175,000. Steve called for the motion to be read by Dawn, it was seconded by Nancy and passed unanimously by the Board. The motion will now be presented to the full ownership through a mailing and voted on at a Special Membership Meeting at the April 18, 2019 Board meeting. If approved, the proposal will be effective May 1 for both the increase in yearly Reserve dues to \$350 and the up to four years payment of \$5000 by the seven concrete tile roof unit owners. Full details will be contained in the mailing.

**Treasurer:** Financial reports are positive with 25% of the dues collected and the next billing date in April. Expenditures are within the budget.

**Reserve Studies:** The last three year contract is expiring and a new one is needed. Mike was informed we could not do an in-house survey and remain within the law. Also, this is the year when the agency would do an on-site survey followed by two years of off-site review. Our study

should be simple since we only have three reserve funds plus the agency needs to restrict themselves to relevant criteria. Members of the Div. 7 HOA will assist the agency evaluators by clarifying non-reserve items that are covered by operating funds. A motion was made to renew the contract for three years at the cost of \$1,180/year by Carol, seconded by Dawn and passed unanimously by the Board.

**Insurance:** Nancy reported the application had gone into CAU and been referred to the underwriters for finalization before March 20 so Div. 7 is currently covered. Since some changes were made in liability coverage the HOA will be billed later. Cost will be approximately \$34,000.

**Landscape:** Richard reported on his travails in locating the boundary line between Divisions 7 and 17 on the north slope. He hopes to cut a path along the boundary so that tree care can be better allocated to the division responsible. Susan Hammond, Div. 17 Architectural Chair, agreed to this and that the dangerous tree behind Unit 142 is theirs to remove. Town and Country gave a bid of \$650 to fell it in place. Responsibility for the tree behind unit 108 which needs removal is unclear. It could be the driving range or Div. 5 but the tree could also be felled in place for \$650.

Richard is pricing bark for front and side barking this year. Sprinkler heads are being worked on and the sprinkler system between the golf course and the southern units will not be turned on due to on-going leakage. Patty Devogler reported wet ground behind her unit.

**Maintenance:** Mike reported six work orders waiting and more expected as Spring arrives.

**Data and Records:** Teresa Knapp-Streeter presented lists of maintenance and landscaping work orders in 2018 by the Unit, drawn

from the data research being done on old records by the data work group. This will help track changes and repairs for future upkeep. More help is needed to mine existing records to build a useful building history. Volunteers should contact Teresa.

**Newsletter:** Carol will produce the next newsletter for April 15 and welcomes news to include. The newsletter is on-line also. Debby McGehee is thanked for delivering the newsletter.

**Welcoming:** The Fourth of July party will be held at the cabana.

**Emergency Preparedness:** Joel reported they are getting a container to hold supplies and equipment which will be parked in the SLOA parking lot. Chief Orr will be presenting at the next SLOA meeting. CERT members are asked to wear their vests to that meeting. The first Monday of April will be an emergency preparedness meeting at the Gathering Place.

**Nominating:** Carol has recruited one person for the committee and is looking for others.

**Governing Documents:** Another volunteer has been added to the committee.

**Old Business:**

Another audit will be started for 2019.

Little Library—A site has been chosen and the \$360 kit will work. Some materials can be donated. A work group is needed and will be requested by e-blast and newsletter. A motion was made to proceed with a \$500 maximum budget, seconded by Mike and passed unanimously. Robert Baer will follow up on this project.

Adjourned at 10:45.

