

SunLand Condominium Owners Division 7

Board of Directors Meeting

May 16, 2019

Call to Order at 9:30 a.m. by Dawn Kerns, Treasurer

Present: Nancy Baer, Dawn Kerns, Steve Lavelly, Mike Mowatt, Joel Ogden, Richard Streeter

Excused: Carol Stults

MSP approval of April 18 Special Membership meeting minutes.

No President's remarks

**Treasurer:** In the first one-third of the budget year, financial numbers are appropriate and within budget. The new concrete tile roof assessment invoices have been sent out and approximately \$4350 has come in before the June 1 deadline with \$2500 dedicated to the \$5000 four year amount.

The delinquent account has received a total of \$9235 at this point.

The audit has been delayed due to a family death. Inquiries will be made as to length of delay and possible replacement of auditor used.

**Insurance:** Due to two recent water damage insurance claims, discussion was held on which insurance covered what in a unit. Nancy will check on R&Rs and possibly contact CAU re. "water damage". The Board may need to issue a rule on HOA involvement.

**Landscape:** North side sprinklers all turn on now. South side sprinklers are still nonfunctional in two places. Since Sanford did \$15,000 of piping work in 2015, Richard is asking their help in correcting current problems. On 5/20, someone from Sanford will be out to assist Richard in diagnosing and fixing it. Most north leaks are now controlled.

Mulch: Our landscaper, Ambro, has given a reasonable bid of \$40 to spread a yard of mulch. A motion was made by Richard, seconded by Nancy and passed to use a maximum of 100 yards of \$26/yard mulch to cover the front and as much of

sides and back of each unit as possible by Ambro up to \$7000 total for material and labor.

**Maintenance:** Steve Carr has finished front deck repair on 116A, will be doing fence replacement for 119A and 121 A, driveway inserts for 153, and some other requests. Since Brad Buscher has retired, Mike is looking for a replacement contractor. Hathaway Construction may accept a repair job that needs permitting on 116A back deck as a try out on both sides. No painting or roof replacement is scheduled for this summer.

Steve Lavelly reported questions by a contractor/owner were raised regarding HOA responsibility for fall safety hardware installation so this will be investigated.

**Reserves Assessment:** Dawn and Mike surveyed Hilltop Drive with Mike Fleming , Association Reserves LLC, during his on-site inspection for our 2020 Reserves Study and were impressed by his knowledge and openness to keeping our limited number of reserve funds. He thought the road was to be resurfaced in 8 years. Mike will look into an overlay job. He had no opinion on tile roofs duration.

**Data and Records:** Teresa Streeter reported the work group would like to send current and future data to the cloud which can be done with a one-time fee of \$100 and a monthly payment of \$24.95 for a one at a time access. Mike made a motion to draw from the software budget to pay for the one-time fee and monthly cost adding up to \$400 plus tax per year. Seconded by Steve and passed.

**Welcoming:** Toni has resigned with Board thanks and Patty Lavelly will assume leadership. The beach cabana has been reserved for the Fourth of July Picnic but if the weather is good, the picnic may be held on Hilltop Dr.

**Emergency Preparedness:** Next meeting will be June 3, Monday and will probably be walkie talkie practice. Some Neighborhood Mapping reports have been finished.

**Nomination:** With four Board positions open, Richard and Dawn have committed to running for election. The four member committee have two possibilities and will advertise for others in the newsletter.

**Documents:** Nancy reported on the committee work and having Sue Forde transfer the on-line document to Word so it can be edited by the committee in preparation for presentation to the Board.

**Unfinished Business:** Robert Baer reported the Little Library kit arrived and is ready for sanding and primer painting. All are invited to help.

Steve raised the question of honoring former resident Marty Whitaker with a bench decorated with her information on a plaque. This discussion covered the current benches, a new bench, future memorializations, and resources. Robert Baer suggested a loose set brick platform in front of the Little Library with her name and other information to start and other bricks available for future memorials. This met with approval and further investigation will be done.

**Adjournment:** 11:00 a.m.