

**SunLand Condominium Owners, Division 7**  
**Board of Directors Minutes**  
**June 20, 2019**

**Call to Order** by President Lavelly

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

May minutes previously approved by email.

**Treasurer's Report:** Financial reports shared as in good shape. Update on assessment payments received and deposited to roof reserves. Landscaping is at 23% and General Administration at 72% of budget spent through May. Maintenance is currently at 6% of budget due to deferred maintenance decisions re. painting and the inability to find qualified contractors to do identified work. Concrete tile roof reserve has risen through payments to \$39,662.

Allocation of 2018 Operating Funds Surplus: Per the bylaws, the Board is required to allocate any surplus in working capital over \$25,000 to the reserve accounts after the year end financials are completed. After reviewing the year end 2018 working capital remaining, the Operating Fund had a surplus balance of \$45,000 for 2018. Mike Mowatt presented an allocation recommendation based on the ratio of the source of our revenue each year and after reviewing options for road repair. He recommended that \$15,000 of the surplus funds be allocated first to the Road Reserve Account based on estimates needed for road repair and a full overlay in the next 5 years. Secondly, he recommended the remaining surplus of \$30,000 would be moved to the two roof reserve accounts, based on the same proportions the homeowners paid in as HOA dues invoiced in 2018, with the seven tile units generating 15% of HOA dues revenue and the composite roof units generating the remaining 85% of HOA dues revenue. Mike made a motion to transfer from our working capital checking account the 2018 Operating Fund surplus of \$45,000 total as follows: \$15,000 to Road Reserve Account, \$4,500 to Concrete Tile Reserve Account and \$25,500 to Composition Roof Reserve Account. The motion was seconded by Richard and passed unanimously by the

Board. This \$45,000 surplus transfer, combined the special one-time \$35,000 assessment to the concrete tile roof owners, means the HOA will increase its reserve accounts by \$80,000 over the normal annual assessments. This significant increase puts the HOA in a much stronger financial position. The 2020 Reserve Study should reflect these significant increases.

**Landscape:** The mapping of the sprinkler systems and controls has improved and is being continued. Mulching is partly done and will proceed. Town and Country would like to remove more than one tree at a time so the Div. 17 approved and funded tree is waiting to possibly be combined with another, larger tree at Unit 134C. Mike Mulligan, SLOA architectural chair has approved further removal of dangerous white firs as needed. A vote by email on acceptable tree care bids was approved.

**Maintenance:** Steve Carr finished fence repair at 121, working on the fence at 119A, and continuing work on decks and roof moss control. Also, work on 119A roof, 125B eaves, 116 back deck and necessary painting preparation. Compliance with new safety requirements for roof anchors resulted in a first estimate from Campbell Roofing of \$10,000. These are tie downs for any workers doing roof or elevation work.

2019 Hilltop Drive Evaluation: A representative from Lakeside Industries inspected Hilltop Drive and thought it was in good condition with an estimated 5 year life before needing repaving. Today's cost would be about \$85,000. The road reserve is currently at \$50,000.

### **Committee Reports**

**Audit:** Mike requested a name change to Audit and Finance Committee since they will be taking a more constant oversight of current finances in conjunction with the Treasurer. The Board approved.

**Newsletters:** Will be delivered on June 29. Residents are strongly encouraged to read the very usable contents.

**Welcoming:** Patty Lavelly requests a budget item to be established for the functions put on by the committee. This would include the 4<sup>th</sup> of July cookout and the Christmas party. Carol made a motion setting \$200 for the rest of this year,

Joel seconded and it was passed unanimously. RSVPs are needed to buy the right amount of meats. Renters are welcome.

**Nominating:** Four positions are open this year with two returning board members (Richard Streeter and Dawn Kerns) and two new candidates (Bruce Hardcastle and Teresa Lotzgesell) on the slate. Committee members are Carol Stults, Debbie McGehee, Teresa Streeter, and Steve Lavelly and may be contacted directly. Volunteers are needed to help at the September election. Board meetings may be moved to evening to accommodate member schedules after September.

### **New Business**

A budget work session will be held Monday, June 24 to prepare the 2020 budget.

Brief discussion on satellite dish placement and compliance with Rules and Regulations. SLOA states "Satellite receivers... shall be no larger than one meter in diameter, may extend no more than twelve feet over the house line and shall be discreetly placed in a location to blend inconspicuously with overall property appearance." Division 7 R&Rs state "No antenna or sign visible to others shall be erected on or around any unit without prior written consent of the Board." This was tabled until the next meeting.

### **Unfinished Business**

The Little Library support post is installed and the structure is being decoratively painted by Debbie McGehee. It should be ready to erect in the next week. Books in good condition and ongoing caretakers are welcomed. Robert Baer is the contact.

Dawn will continue to research bricks/pavers/tiles for the memorial platform.

**Adjourned** at 11:10 a.m.