

SUNLAND CONDO OWNERS DIVISION 7

Board of Director Meeting

July 18, 2019

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

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

Treasurer's Report: Division 7 accounts are in good shape at present with \$99,226 in checking, \$51,514 in savings, reserves (Road \$65,000, Composite Roof at \$155,750; Concrete Tile Roof now \$49,500). A CD containing \$82,000 of Composite Roof funds at Key bank is now needing renewal and will be addressed. The 2019/2020 budget was reviewed and some adjustments made. The Audit and Finance committee will review and send an approved form back to the Board for a vote.

Transfer of funds to the Road Reserve for this year will wait on a firm bid to repair the worst spots.

Landscape: The barking project is finished with good results. It took 141 square yards (above early estimate) or \$3,500 plus labor for \$9,000 total.

A big evergreen that was causing structural damage was taken down at Unit 134C. Another tree was planted in the area. Four trees have been designated in the first island and three by Units 148A and 142D that are damage risks and/or diseased and need to be removed. Three tree treatment companies offered estimates which are somewhat equal. Richard will work on finalizing their bids. Carol made the motion to remove the four hazardous trees in the first island and Dawn seconded it. Ayes were unanimous. Final vote will be by email.

Maintenance: Mike had Agate Asphalt survey Hilltop Drive and give a bid, which was much higher than expected, to do 2,000 sq. ft. at \$8/sq ft plus tax. He and Joel will measure the areas of most need for repair and ask Agate for a downsized bid.

Steve Carr is quite busy and somewhat behind requests by 2-3 weeks.

Roof anchors, as required by the State, will cost about \$550 per building. Campbell Roofing offered an approximate bid of up to \$10,000 to outfit all buildings and at their scheduling. Mike offered a motion to obtain a firm bid from Campbell to retrofit all 18 buildings. Joel seconded and it was passed unanimously.

Nominating: A candidate roster is ready for the Annual Meeting. Steve Lavelly will continue on the Board. Dawn Kerns, Teresa Lotzgesell, and Richard Streeter are candidates for open seats. Homeowners are still able to run for the Board and should contact the Nominating Committee. The Annual Meeting will be Wednesday, September 18, 4:30-6:00 p.m. at the Gathering Place.

Newsletter: The next newsletter will be sent on August 3rd.

Welcoming: The Fourth of July picnic went well with increased attendance and two lawn games added. St. Luke's Episcopal Church is thanked for the loan of several tables.

Governing Documents Committee: Nancy reported the revised Bylaws were in the hands of Alan Millet, lawyer, for review but since he left town for two weeks, they would hopefully be ready for the August Board meeting for final review and voting.

New Business: The dumpster is gone from the pool parking lot since the pool is no longer offering hot dogs and hamburgers.

Joel offered Linda Ogden's notes on her attendance at the SLOA meeting.

Adjourned at 11:00.