

Sunland Division 7 Condo Association

Newsletter – February 29, 2020

2020 BOARD MEETING SCHEDULE – Next meeting is March 19 – everyone is welcome to attend.

The 2020 Board meetings are held on the 3rd Thursday of each month at 4:30pm. The full schedule for 2020 is posted on the Division 7 website. All meetings are held at the Gathering Place.

Want info on Division 7 happenings?

Don't forget that you can read all monthly Board Meeting minutes as well as the complete minutes of the Annual Meeting on our Division 7 website - <https://sunland-div7.com/>.

Board Meeting Highlights:

January meeting actions–

- The Board accepted the resignation of Steve Lavelly, with sadness and gratitude for his years of service.....
- Board approved the appointment of Brenda Owens to fulfill Steve Lavelly's term.
- Reviewed the strong financial picture for 2019 – with Total Reserve balances of \$275,000, and Operating fund year end balances of \$133,000. Surplus operating funds will be allocated to reserves by the Board at a later meeting.
- Board voted to create a new Maintenance and Landscape General Reserve for emergency unbudgeted expenses. They passed a motion to move \$40,000 from savings to establish the new reserve account. This will increase our ability to respond to emergency repairs, or unbudgeted expenses including extra painting, without having to make assessments.
- Homeowner comments at the meeting recommended creating a tree and landscape plan for the whole street, to help guide decisions on tree removal and replanting.

February meeting actions –

- Report on the composite roofs of two buildings that need replaced immediately due to severe leaks and failure. Bids to replace both 134 and 119 were approved. **Note – expect this work to be done in March with possible disruption on the road and increased noise level at times.**
- Painting and repair bid for 117 building was approved. **Work has started as of this week but should not disrupt any flow of traffic. Be aware of noise levels that may exceed the norm!**
- Surplus funds and cash flow projected for reserve accounts was discussed. Will be finalized in upcoming Board meetings, considering the roof reserve expense that will be incurred in March.
- Landscape committee is formed to review and help plan for future changes, including plantings and shrub or tree removal.
- Discussion re an updated study of the hillside and drainage in certain spots.
- Brenda Owens was confirmed as the new Nominating Committee Chair.

Meet the new Division 7 Board member!

Brenda Owens (117A) was born and raised in Bend, Oregon, and has lived in the Western US her whole life, including a time in Prudhoe Bay, Alaska. She is an office Manager and bookkeeper at the Reiki Energy Healing Center in Sequim.

She has 4 children and many grandkids.....and is a very special neighbor as many of you know.

We are so happy to have Bren join the Board – please take time to wish her well when you see her walking her sweet dog.

IMPORTANT
EMERGENCY PREPAREDNESS
MEETING

Monday March 2 at 6pm
Gathering Place

Considering the recent emergencies in many locations across the US, it is important that we all be as prepared as possible in the event of an emergency.

The 3.0 earthquake in South Sequim reminds us that there is not a better time than now to be sure you have the right items in your home or garage to sustain you and your family for a significant period.

But it is not just earthquakes and tsunamis – it is about a long disruption in utilities, in water, a severe windstorm, an unusually large snowfall or other natural disasters that may make it essential to be prepared to support yourself at home.

It is not as hard as you may think – there will be materials and lists handed out at this meeting to get you started. ***Please attend – it is important to be prepared.***

This week Joel Ogden will review what all is essential to have in a First Aid kit – you will be surprised at the items that are on that list.

If you have any questions, please phone Joel Ogden at 360-504-2459 (home).

We hope to see all of you there.

Rules and Regulation reminders for Division 7 owners –

- If you lease or sell your condo, you are required to notify the Board in writing and in advance of occupancy – the name, address and phone number of the purchaser or lessee of your unit. **This is also a requirement of SLOA as well.**
- After gaining approval from the Board for a project, any owner who performs an addition or alteration to their unit must provide the Board a Hold Harmless statement which releases the Association from any costs of repair, maintenance or liability from such addition or alteration - (see exhibit A for the simple form under the Rules and Regs on our website).

Sending items to the Board:

You may send any item including payments to the Board at the following address:

Sunland Condo Owners Association Div 7
P. O. Box 298,
Sequim, WA 9832

You may also drop any correspondence off to any Board member listed on the website.

Welcome Woody to Hilltop Drive.

There is a cute new fur-baby on our street – his name is Woody, and he is a French Brittany Spaniel with a lot of spunk and a great nose!

John Gagan is owner of this cute little chow-hound.....he is growing fast.

Anyone else have a new pet? Send info to carols48@gmail.com.