

Sunland Condo Owners' Association

Division 7

Board of Directors Meeting Minutes

February 18, 2021

Meeting opened at 4:30 with Nancy Baer, Sherry Barnhart, Dawn Kerns, Joel Ogden, and Brenda Owens present. Owners Toni Cline and Patty Devogler were present via Zoom.

President Kerns called the meeting to order since a quorum was certified.

President Comments: "I'm so glad we have Zoom to utilize with the recent snow and cold weather. Thank you everyone for staying warm but joining our Board meeting.

Treasurer's Report: Sherry stated the January operating fund balance was \$108,822, total Deferred Reserve Allocations is \$ 319,879, or total assets are \$462,986 with total liabilities being \$462,986.

A new specialized Reserve Reconciliation form now shows the different reserve amounts and transfers and can help explain this part of our budget.

The auditor has almost all of the information requested and will begin the audit when all is in hand.

Landscape Report: Dawn reported Scotty (Sunland Water Co.) has been working on irrigation on the middle island, which has no meter. It has been connected to another one near the fire hydrant to be metered.

Work will be started sometime soon on 116 D which has a leak of 50,000 gallons in one month. Jamie Parrish Plumbing has contracted to repair as needed.

Insurance Report: Nancy is waiting to get an offer from CAU and will send it to the Board to be reviewed and voted on. Dawn suggested paying monthly instead of annually to help with cash flow. SLOA is compiling lists of all Board members with Phone number and Email address. This should

serve as the more complete information list as brought up by Nancy last meeting.

Maintenance Report: Joel reported low activity currently with Steve Carr doing small jobs. Plans for the spring include roofs and gutters for 108 and 116 and eaves replaced on 126 and 125. The privacy walls between balconies on the North side from 126 through 156 need to be inspected for possible repair. Some of the work will depend on how much the two roofs absorb of available maintenance funds.

Data and Records Report: Bob Baer stated Carol has returned organized invoices, bills, etc. from 2000 to 2016 to the filing cabinet in the SLOA office. Access will be through a Board member to maintain privacy and order. In addition, the Database Committee is working on writing procedures for record keeping. Donna Richards has organized the files for units' sales certificates and additional unit information. Bob is working with Joel to keep work orders organized and current. No answer yet from Data-Base Pros on custom reports.

Newsletter Report: Bren gave Carol's written report. She strongly urges as many owners as possible to receive their newsletter via email since color printing is quite expensive. So far, only 20 owners have agreed to get the newsletter electronically.

Social Committee Report: The Gathering Place has been reserved for our Christmas party on December 17, Friday. If needed, arrangements will be changed. Carol will be encouraging more outdoor groups for Tai Chi, lawn games, walks, and driveway meets. Lindy Lindquist is the new resident in 108 D.

Nominating Committee Report: Bren still needs to find folks willing to be part of the Board of directors. Please contact her or other Board members if you have questions.

New Business: North side black pipes will be addressed this year.

Questions: Bren had some concerns about any damage to irrigation pipes in front of her house by the heavy WAVE earth equipment as they were working there. This can't be checked until irrigation water is turned on

again in the spring. (a check in with Scotty from the water company was some reassuring since he did not think the equipment was over known pipes. But they will be checking as soon as possible when the water is turned on again.)

Dawn reported owners have been good about taking down their birdfeeders.

Adjourned at 6:00 pm