

# SUNLAND CONDOMINIUM OWNERS' ASSOCIATION

## DIVISION 7

### BOARD OF DIRECTORS MEETING

MARCH 19, 2021

Call to order a Zoom meeting at 4:30 by Pres. Kerns. Quorum certified.

February Minutes approved via email.

President's remarks: Spring time care for plants without damage to structures or trees and shrubs discussed.

Treasurer's Report: Finances are looking good since all dues are in and expenses are within expectations. Audit in process.

Landscape Report: Leak has been fixed at 116-D and bids have been gotten for the replacing of the affected driveway and walk. The owners will be installing a larger front deck themselves. Joel asked for \$5000 to do the work in a motion, Nancy seconded and it passed unanimously. Nancy asked permission to go with Patty Lavelly to choose a tree to replace the removed one between 148 and 156. Pictures and prices of possible trees and installation was requested for the Board to see before approval.

Maintenance Report: Joel will prepare an itemized list of other possible projects for consideration.

Insurance: All materials are in for our insurance renewal but no offer/invoice has arrived yet.

Documents: A committee of Brenda Owens, Carol Stults, Margaret Cox, Donna Richards, and Nancy Baer are reviewing the Declaration, R&Rs, and Bylaws. A list of questions and concerns and an annotated Declaration will be sent to Collette Kostelec, lawyer, for review soon.

## Committees:

Data and Records: Our database provider offer a personalized report template adapted to our desired requirements for \$85 one-time cost. This would assist in our on-going data filing. Robert Baer made a motion to purchase, Dawn seconded and vote was unanimous. This will be ordered.

Newsletter: Toni Cline offered to talk with owners about changing to electronic newsletters and possibly all HOA correspondence.

Unfinished Business: Richard raised the issue of completing the removal of the overgrown birch next to the Bohny 163 unit. The tree is very near the foundation. He will talk to Joyce Bohny about it. It appears the wet spot behind 155 & 157 is from a large water line going across the golf green and needs a major intervention. This will be followed up on by the Sunland Water District.

New Business: A policy for access to Division 7 files needs to be formulated at some point.

Next meeting is April 15, 2021.

Adjourned at 6:05