

SUNLAND CONDO OWNERS' ASSOCIATION
DIVISION 7 BOARD OF DIRECTORS MEETING
APRIL 15, 2021 MINUTES

Called to order at 4.38 p.m. by President D. Kerns (ZOOM format)

Directors Present: Nancy Baer, Sherry Barnhart, Dawn Kerns, Joel Ogden, Brenda Owens

Owners: Robert Baer, Ray Christiansen, Toni Cline, Patty Devogler, Patricia Palmeri

Approval of March Minutes had been done via e-mail.

President's Comments: SLOA to discuss at April 19 meeting whether to reopen the Gathering Place. It may become possible to meet again inside there, or with advancing Spring, to meet outside in person with care.

Treasurer's Report: Sherry summarized the current financials which show \$97,000 in checking and \$11,885 in savings. In the reserves, Tile Roofs have \$74,325 with \$11,394 outstanding, Composite Roofs have \$136,207, Road Reserve is at \$69,756, and Landscaping Reserve contains \$28,237. More detail available on the website.

Nothing to report at present on the Audit. The Reserve Study was sent a \$590 down payment and will start soon. Second quarter dues bills have been sent.

Landscape Report: Ambros has been tasked with mowing the grass on the north side, possibly every two weeks. Nancy asked if a mower smaller than the riding one could be used since the spaces are smaller and not level, resulting in actual destruction of the turf.

An owner's request that bushes/hedges on the north side be cut down to 1-2 feet will not be reduced that much since it would not be healthy for the plants or the slope. Trimming will be done.

Richard is working on sprinkler system repair.

Nancy asked if she could begin the search for a consulting arborist to assess the best care plan for the north slope trees and vegetation. Approval given.

An owner asked about barking on the back of the south homes this year. Joel said that is planned.

Insurance Report: Nancy reported a check back visit from the representative of the risk assessment company that reports to CAU Insurance which went very well. Sherry is looking at the best way to pay monthly insurance bills.

Documents Committee Report: Progress continues. Waiting on the lawyer to be available for legal questions. It will be best to have a working meeting of Board members to consider any changes that need to be made in the Declaration, Rules and Regulations and Bylaws outside of a Board meeting.

Architecture and Maintenance Report: The contract for work at 116D is set; 117C needs to settle on a front deck plan to allow repaving; 108A and 143 need window repairs; 137A side deck is to be repaired; and 117A gutter will be replaced for free since the first installation was wrong. Roofs on 108 and 116 should be replaced in May. Work on 117C and 116D should start next Monday.

Steve Carr is working on removing the experimental black pipes on the north side backyards. He will be flushing out the old buried pipes to check their usefulness and continue to use them if functional. Replacements will be made if needed. This will lead to less disturbance of the soil.

An owner asked about response to his work request on rotted wood under two units' eaves and restraining of their deck. Joel, Rob, and Dawn had not seen the request and will look into it.

COMMITTEES:

Data and Records: Rob Baer updated regarding efforts to work with Data Pro to have unit specific work order histories compiled. On-going effort to be further refined.

Newsletter: Directors urged to send Carol news items for the newsletter such as no feeding of animals, repair plans and owner care of units recommendations.

Social Committee: Bren reported for Carol that events and fun gatherings are being planned with no cost to participants. Hopefully, July 4th can be group celebrated safely.

New Business: Dawn stated rats have been seen on Hilltop and owners are responsible for their eradication. Our insurance company has questioned the cleanliness/safety of wood use chimneys but that is again the owner's responsibility. Rob Baer has offered to be the contact person if owners want to have a chimney sweep clean their chimney. (477-4513). He will locate a sweep and if people want to use them, maybe we could get a group discount. Another fire hazard area is dryer vents which need to be periodically checked for lint accumulation.

Toni mentioned people need to remember to not park on the gravel next to driveways but only on the driveway.

Adjourned at 5:50 p.m.