

SUNLAND CONDOMINIUM OWNERS ASSOCIATION  
DIVISION 7 BOARD OF DIRECTORS MEETING  
JUNE 17, 2021

Call to Order: President Dawn Kerns at 4:30.

Quorum present via ZOOM: Nancy Baer, Sherry Barnhart, Dawn Kerns, Steve Lavelly, Joel Ogden, Brenda Owens

May Minutes approved via e-mail previously.

President's comments: Please read and respond to your emails regularly.

**Treasurer's Report:** Sherry presented May's financials. Checking is \$94,388, Savings is \$11,888. The Road Reserve is \$69,772, Composite Roof Reserve is \$136,209, Tile Roof Reserve is \$77,592 and Landscape and Maintenance Emergency Reserve is \$28,238. Third Quarter invoices will be mailed this weekend. Two late 2<sup>nd</sup> Quarter overdue payors will be notified.

The 2022 budget will be addressed soon. Included in that discussion will be consideration of a dues raise, the first in six years. Hilltop Drive homes continue to age not so gracefully and prices for materials and labor have risen explosively. A extra Board meeting to plan the budget was proposed.

**Landscape Report:** Steve discussed quotes for mulching front areas which ranged from \$10,000 to \$12,000 before tax. It was agreed to not mulch this year but provide about \$130 worth of mulch in the pit on the center island to be used by owners as desired.

Trees at 163, 117-A&B, and bushes at 134-C and 121-B will be removed and wait and see at 133-A&B. Bushes will be replaced appropriately.

The mostly good report on the North Slope vegetation was discussed as well as the changes that were suggested by the Arbor's Edge expert.

The Landscape Committee now has 5 members and 3 more are needed. They will meet monthly.

Irrigation is being worked on for the best results. Completion of the rainwater drainage pipes will be done in the Fall.

**Governing Documents:** Nancy reported on progress with renewing the Declaration and plans to use legal review and writing to reach final stages. The Directors had been given information on recent RCWs that we have to follow and the final draft of the Monetary Authority Article for the Bylaws. That draft was approved with one addition and will be added to the Bylaws. Exhibit C has been corrected and is ready for use.

Discussion was held on paying for the necessary legal services. Two thousand dollars had been included in the 2021 budget but costs will exceed that. Sherry will consult with the accountant to find more funds.

**Maintenance Report:** Joel stated due to higher costs, one roof will be redone this year(108) The quote is \$57,000 plus taxes without finding more damage. Privacy walls are being looked at for repair if possible. The replacement of the side porch on 137 A is completed. Bids are being sought for the 161 deck.

**Data and Records Committee:** Rob Baer reported ongoing efforts and no conclusion to requests to DB Pros, data service providers.

**Social Committee/Newsletter:** Bren reported for Carol Stults that plans are in place for the Fourth of July Parade and Picnic and a final announcement will be issued June 29. All are encouraged to come but please RSVP. Game Night times will be announced in July. The new owner of 126 B was welcomed. The next newsletter will arrive July 12.

**Emergency Preparedness Committee:** Joel urged everyone to buy extra supplies and increase available water. Make copies of important papers and include in a Go Bag.

**Nominating Committee:** Bren is looking for possible nominees for the 2022 Board since three Directors are ending their terms and may not run for a second three year term and Sherry Barnhart is leaving her Directorship. Steve Lavelly was welcomed back to the Board.

**New Business:** Dawn reminded everyone that the Annual Meeting was coming in September and a budget meeting will be set.

Adjournment at 6:00