

SUNLAND CONDOMINIUM OWNERS ASSOCIATION

DIVISION 7

BOARD OF DIRECTORS MEETING MINUTES

JULY 15, 2021

Call to order at 4:40 by Pres. Dawn Kerns

Quorum present: Nancy Baer, Sherry Barnhart, Dawn Kerns, and Joel Ogden

Guests: Robert Baer, David Lotsgezell, John Palmeri, Janene Piecuch, Carol Stults, Steve Welborn

June minutes previously approved on-line and posted on the website.

President's comments: Unknown dog poop piles have been noticed. Owners are encouraged to politely say something to offenders.

**Treasurer's Report:** Shery Barnhart discussed current financial reports for June showing \$96,953 in checking and savings accounts; \$319,969 total in all Reserve accounts; and the Tile Roof Reserve has an outstanding balance of \$7,869. Late payment letters were sent out for \$1,415 with the 3<sup>rd</sup> quarter invoices. Sherry made a motion to transfer \$3,500 to the Road Reserve as usual, Nancy seconded and a unanimous vote approved the motion. Sherry will complete this transfer. John Palmeri asked about the total in the Road Reserve and was road work going to be done. Joel shared that the latest (four years ago) estimate for road work was \$100,000 therefore we needed to continue to feed that account. Carol outlined the procedure for transferring any surplus from end of the year spending within the next calendar year as the Board decided.

Sherry presented the proposed 2022 budget and answered questions and comments. Included in the budget was a planned increase of dues

by 7% which would yield \$15,124 additional income. There has not been any dues increase in six years and as the buildings age, maintenance costs rise as well as the steep rise in building materials lately. The budget for the Reserves will wait for the audit to be completed. The possible amount from 2020 could be \$23,000.

Sherry made the motion to accept the budget for presentation at the Annual Meeting, Joel seconded, and it was passed unanimously, including a proxy yea from Steve Lavelly.

**Landscape Report:** Steve Lavelly's written report included: damaged plant removal with plans for replacement in the fall, work on irrigation leaks and the request for more volunteers to turn on mainly North side sprinklers and thanks to current owners who have been helping with irrigation, the delivery of five yards of mulch near the refuse pile for owner use, and plans to get cost appraisals to remove low hanging limbs over driveways and roadways that scrape large trucks.

**Maintenance Report:** Joel Ogden reported roofs and gutters are currently being cleaned by Ian Hood, Steve Carr is staining decks, old clerestory windows are causing water damage to walls in 125, 161 has a redone deck for \$8,000, 126C deck will be resurfaced for \$4,000, and 108 Building is scheduled for reroofing August 1 for \$65,000.

**Documents Committee:** Nancy Baer reported the committee gave final approval for the reworked Declaration to be sent to the lawyer for her addition of recitals and opening page. Nancy will arrange a Board work meeting to allow the board to review the result with the view to presenting it to the owners at the Annual Meeting for an approval vote and publishing by the County. After this is done, the committee will work on making the Bylaws and R&Rs agree with the Declaration and transfer of nonappropriate material in the Declaration, primarily to the Bylaws.

**Nomination Committee**: There will be six opening on the board this year with one Director staying, one rerunning and five new candidates running. Bios are requested from each candidate seeking board membership. Bren Owens is the chair of this committee.

**Data Committee**: Rob Baer said no change.

**Newsletter Committee**: Carol Stults stated the next newsletter will be sent out August 16. People are asked to send Carol newsworthy items.

**Social Committee**: Carol reported the Fourth of July parade and picnic went very well with 75 attendees including guests. The budgeted Social Committee amount was spent but a Christmas party will still be planned. Afternoon games will start Wednesday, 4:00 p.m. in the grass area by the extra parking. A large bin located behind the rhodys contains the outdoor games and can be used at any time, then properly returned.

**Emergency Preparedness**: Joel advised continued preparation efforts. Nancy mentioned outdated food can be left at the St. Luke's food cupboard next to the public gardens.

**New Business**: Dawn mentioned the Annual Meeting on September 16 and voting business associated with that. Volunteers are needed to help with check-in and vote counting.

**Unfinished Business**: Dawn described setting up the Memorial Brick patch. Nancy asked if there was to be a purpose descriptive brick also.

David Lotsgezell offered a motion concerning political signs during election periods. Motion was: "Generic political signs will be allowed that are not disruptive to the harmony of the neighborhood. If deemed disruptive by the Board, the homeowner shall immediately remove the sign." This motion will be referred to the Documents Committee since

there are already some rules concerning this and to the Board for consideration.

Adjournment at 6:15.

Next meeting is August 19, 2021

Nancy Baer, Secretary