

SUNLAND CONDO OWNER'S ASSOCIATION DIVISION 7  
BOARD OF DIRECTORS MEETING

AUGUST 19, 2021

Call to Order: Dawn Kerns, President, at 4:35

Certification of Quorum: Nancy Baer, Sherry Barnhart, Dawn Kerns, Joel Ogden, Brenda Owens, Steve Lavelly absent

Owners: Carol Stults, Janene Piecuch, Patti Devogler, Jim Fitzpatrick, Ray Christiansen, Rob Baer

July minutes approved on-line and posted to division website

**President's comments:** Statement on the need and requirement for masking and advice to speak understandably in the meeting.

**Treasurer's Report:** Current operating assets are at \$101,908.00. Reserve funds total are \$315,913.00. Total liabilities are 361,690. A few owners are behind and are receiving late notice letters.

The Audit is done and will be available on the website. Division 7 got a quite good review with no faults. A transfer of \$23,208 surplus 2020 funds will be transferred as \$19,000 to the Composite Roof Fund and \$4,208 to the Emergency/Landscape/Maintenance Reserve Fund. Sherry asked for approval of the Reserve allocations and Nancy moved, Joel seconded and it was passed unanimously.

Sherry requested approval of a renewed letter of engagement with Newman CPA for \$2800 for the next audit report. Nancy made the motion, Joel seconded and it was passed unanimously.

**Landscape Report:** Steve was not present so Dawn read his report. Buying and replanting of shrubs will be early in September; Sanford Irrigation came 8/16 to make repairs to the irrigation system; Town and Country Tree Service is coming to cut back overhanging tree limbs obstructing the streets; late September is planned for dealing with north

side black pipes; watering has been reduced due to low water levels and Ambro's Landscaping will be pruning plants down both sides of Hilltop. J. Fitzpatrick asked about pinching off rhododendrons by Ambro's. Dawn will forward his question to the Landscape Director.

**Architecture and Maintenance Report:** Joel reported the reroofing of 108 was judged to be able to wait at least another year but leaks will be repaired when they can be scheduled. Fascia and trim need to be repaired first. 134 C upper-level deck is waiting for another bid on replacement. Joel commented the decks are deteriorating due to age and materials. Patti Devogler asked about her repaired deck being replaced. Trex is being used now.

### **Committees:**

**Documents:** Nancy stated the Declaration is in review shape but it will wait for a few months so that the redone Bylaws can be reviewed at the same time by the new Board. Several issues resulting from the Declaration rework were raised:

Each unit has one owner vote, therefore, the two owners who own two units will be given two ballots ongoing. Dawn mentioned SLOA's differing rule of one vote per member.

Owners who are more than 30 days in arrears on dues cannot vote.

Consolidation of units is forbidden per Article 22 of the draft Declaration, therefore we remain at 63 units.

Due to ongoing questions on Limited Common Areas and associated responsibilities, a motion was made by Nancy, seconded by Joel and passed unanimously to task the Maintenance and Landscaping Committees with writing policy/procedure manuals for future work. Some subject areas could include windows, walkways, pest damage, outside water faucets, unit building definition and owner additions responsibility.

Follow up on last month's owner motion for the Board to require removal of "disruptive" political signs revealed several RCW, SLOA and legal opinion rules that only allow for the size, placement, and duration of such signs. The ability to regulate those factors are already in place so further rules are not needed.

**Data and Records:** Robert said work is ongoing.

**Newsletter:** Carol will issue the newsletter on September 13. Any news items, especially pertinent to the Annual Meeting, need to be submitted by September 10.

**Nominating:** Brenda passed out the biographs of the six candidates for the six open positions on the 2022 Board. They were David Lotzgesell, Carol Stults, Janene Piecuch, Robert Baer, Brenda Owens, and Karen Orazi. Their information will be shared in the Annual Meeting packet. The Board approved the slate for presentation at the Annual Meeting.

**Emergency Preparedness:** Joel offered help to anyone wanting to store water to transport and place it, particularly barrels or tanks.

Dawn discussed the newly discovered problem with submission of Requests for Service. If the form is not correctly completed, it does not go anywhere when the transmit key is pressed. She will talk with our website manager to add a "go back and fix it" message.

**The 2021 Annual Meeting will be held at 4:30 on September 16.** Due to increasing Covid 19 numbers, it was decided to hold the meeting via Zoom. All will be invited to attend by your favorite electronic method. Only proxy ballots will be used and counted for the budget and election voting. Meeting packets should be distributed September 1 by hand or mail.

Adjourned at 6:15

Submitted by

Nancy Baer, Secretary

