

Sunland Condo Owners' Association Division 7
Special Owners Meeting
November 17, 2022
Gathering Place

Call to Order:
Rob Baer, President

Certification of Quorum: The President asked the Secretary if we had a quorum. Secretary confirmed, yes.

Board members in attendance: Rob Baer, Joel Ogden, David Lotzgesell, Carol Stults, Katie Venator, Brenda Owens and Scott Bower via phone.

Members in the audience totalled 9. Patty Lavelly counted Ballots.

President's Comments:

1. Take questions regarding the 2023 Proposed Operating and Reserve Budgets.

Audience: Does the dues assessment have to be so high?

Board replied: We are now playing catch-up and our buildings are very old. The 12% increase is needed for 2023 in order to ensure we can cover maintenance costs which we anticipate labor and materials to rise significantly.

Audience: Is the budget for administrative help necessary?

Board replied: The Board needs help with administrative recording of maintenance, landscaping, and some general duties such as keeping well documented Unit files in order with all the correct paperwork, especially relating to Resale Certificates which shows what a current Owner has changed and what the new Owner will be responsible for. We can't expect 1 or 2 Board members to do it all, especially when we don't have enough volunteers to keep up with the administrative part. Historically, the HOA has always paid for help. We can evaluate the cost versus the worth at the end of next year.

Audience: Are we allowed in the Rules and Regs to hire someone to do this?

Board replied: The person hired will not be an employee but self contracted and this is allowed.

Rob Baer asked if there were any additional questions before moving on?
There were no questions.

2. The President called for all ballots.

3. Tally votes. The President asked the Secretary for the final tally of counted votes. The Secretary reported we met our quorum of 42 votes from members with 41 voting yes and 1 voting no.

4. Accept Budget if approved by the membership. **MOTION** made by Katie V. to accept budget approved by the membership, Carol S. seconded, and all in favor with a yes vote. Motion carries.

5. Invite members to stay for the regular Board meeting to follow. The President called for a 10 minute recess.

Adjournment: Carol S. made a **MOTION** to adjourn the Special Meeting, Rob B. seconded motion, all in favor voting yes. Motion carries and the meeting adjourned at 4:36pm.