

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
October 19, 2023, 4:30 PM, Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- Welcome to our newest Board member.
- Looing for help with assembling Annual Meeting packets & distribution.
- As we move indoors, remember candle, fireplace & wood stove safety.

Secretary's Report:

- Approval of the September 28, 2023 minutes.

Treasurer and Finance/Audit Committee report:

- Financial Reports including Operations and Reserve Balances, Cash Flow and Aging
- Status of Emergency Reserve Account
- Final 2024 Budget review – including Assessments by unit – **Motion required**
- Review of voting packet – delivery and mailing no later than Nov 1. – **Motion required**

Landscape Report:

Irrigation Update – The irrigation system will be shut down over the next week. Anyone who is a volunteer for the manual sprinklers should stop turning on the system.

Tree Removal and Pruning – Arbor's Edge was on Hilltop on October 9th and 10th. They removed a tree between 119C and 121A. They also completed some major pruning. There will be more pruning and tree removal in January. If anyone sees something that needs attention, please send in a service request.

Landscaping – Jason Ambro's will now be moving to every other week mowing. He continues to provide clean up, pruning, and completes service requests as they come in.

Clean Up Status – (update provided at meeting)

Appreciation Plan – (updated provided at meeting)

Maintenance Report:

- Update on 137D project – emergency expense for wall repairs
- Update on final work on 116 building
- Bids received for 2024 maintenance
- Speed Bump – cost and location options

Data and Records Committee:

- Online access canceled.

Communications Committee/Newsletter:

- Reminder of Owner Info November 9th meeting will be sent via separate email on Tuesday Nov 7th.
- The Newsletter will be sent out early on Friday November 10th with reminders re the Annual Meeting including importance of voting.
- Reminders will be sent out for Annual meeting via email on Tuesday Nov 14th.

SLOA Report:

- None

Welcoming & Social Committee:

- The date of December 21 has been set for the Division Christmas Party & a save the date note placed in the HOA newsletter.

Governing Documents:

- Contact Sheet will be included with mailings for Annual Meeting and then eventually added to Rules and Regs as an Exhibit.
- Gov Docs Committee meeting will be held in November.

Nominating Committee:

- Update

Insurance Committee:

- Report updates on phone call with agent.

New Business:

- 2024 HOA Board meeting schedule

Old Business:

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Next Board Meeting:

- November 16th 2023 - 4:30 - 6:00pm (Annual Meeting)

Adjournment: