

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
August 15, 2024 at 3:00 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- A homeowner's association should always put the community's needs first, and the decisions you make for your budget should reflect that.
- A good way to reduce costs in the long-term is to have an evaluation of your association's properties. Preventing problems is infinitely cheaper than remedying them, and anticipating what those problems are is the first step.

Secretary's Report:

- Approval of the July 18, 2024 minutes.

Treasurer and Finance/Audit Committee report:

- Financial Reports 2024 - including balances, remaining budget and cash flow
- Aging Report
- Audit 2023 status – approve 2024 Audit engagement letter
- Budget 2025 updates – operational and reserve budget

Landscape Report:

- Report from landscape Board members

Maintenance Report:

- Cement deck at 137-C
- 156 C&D Privacy wall
- Review bids 155 support post for deck
- Roof evaluations review
- 2025 driveway discussion

Data and Records Committee:

- No report

Communications Committee/Newsletter:

- Newsletter – delivery on Monday Sept 16
- Hold the date for Christmas event info to be included

SLOA Report:

- The pending removal of Division file cabinets from SLOA office.

Welcoming & Social Committee:

- None

Governing Documents:

- Rules and Reg updates
 - Responsibility Chart – Bee/Wasps nests policy approval
 - Owner Insurance guidelines – pending Dianna Kaspar visit on Aug 23
- Bylaws pending changes
 - HOA Insurance requirements – pending Dianna Kaspar visit on Aug 23
 - File Retention Policy
 - Monetary Policy Article XIII

Nominating Committee:

- None

Insurance Committee:

- Dianna Kaspar from CAU will discuss HOA insurance August 23, 2024 at 1:00 PM as requested by Divisions 7,11,16, &17.

New Business:

- Resignation letter from Steve Tucker

Old Business:

- No report

Next Board Meeting:

September 19, 2024 – 3:00 - 5:30pm

Adjournment: