

**Agenda**  
**Sunland Condo Owners' Association Division 7**  
**Board of Directors Meeting**  
**January 16,2025 at 3:00 PM , Gathering Place**

**Certification of Quorum:**

**Call to Order:**

- Rob Baer, President

**President's Comments:**

- Discuss homework assignment under new business

**Secretary's Report:**

- Approval of the December, 2024 minutes. (transacted via email)

**Treasurer and Finance/Audit Committee report:**

- Financial Report – current
- Review of 2024 – budget vs actuals and cash position
- Aging Report – discuss fine vs lien for past due account
- Budget 2025
- Monetary Policy updates

**Landscape Report:**

- Director's report
- We Love Trees regarding - pruning of twenty ornamental trees

**Maintenance Report:**

- 137C deck project: completed including privacy wall, bench & steps
- In the Clear has completed roof & gutter cleaning
- Currently gathering bids to repair the upper deck of 117C
- Brandco Home Services repaired woodpecker damage to 117D, gutters at 119B & evaluated upper deck leak at 117B
- Obtaining bids for front deck replacement at 117A

## **Data and Records Committee:**

- Record/File Retention policy
- Year End file updates

## **Communications Committee/Newsletter:**

- Next newsletter will be sent out February 10, 2025

## **SLOA Report:**

- No report

## **Welcoming & Social Committee:**

- No report

## **Governing Document**

- Review and approval of updated Rules and Regulations version 01.23.2025
- Update on insurance language for all governing documents
- Pending edits to Bylaws for future review and approval

## **Nominating Committee:**

- No report

## **Insurance Committee:**

- Insurance season – First notice of policy conditional renewal

## **New Business:**

- Briefly discuss task outline for board positions

## **Old Business:**

- Dealing with dumpster in front of pool – SLOA (resolve before 2025 placement)

## **Next Meeting:**

- February 20, 2025 3::00 pm

## **Adjournment:**