

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
March 20,2025 at 3:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- Happy Spring!!! This is the season that the work load for landscape and maintenance directors increases. In addition, the increase in activity means more invoices and additional work for the treasurer. Please be supportive as they go about their responsibilities.

Secretary's Report:

- Approval of the February 20,2025 minutes.

Treasurer and Finance/Audit Committee report:

- Financial Reports
- Prepaid Taxes – 2024 – last payment sent 3/5/25 \$341
- Update on 2024 audit
- 2 nd quarter invoice mailing by 3/17
- CD renewals due – recommendation of Finance Committee
- Recommendation from Finance Committee re edits of Monetary Policies for Bylaws

Landscape Report:

- We Love Trees was back on Hilltop Drive, focused on pruning and shaping our ornamental trees.
- Squeaky Clean (our landscape contractor for 2025) has done some outstanding clean up in a number of areas. They will continue to improve sections as they have time each week, and the regular weekly mowing will soon be their focus as well.
- If you have any specific issues in your landscape, please be sure to enter a Request for Service using the Landscape form OR text Katie at the above number.

Maintenance Report:

- Maintenance activities have been limited to soliciting and reviewing bids for upcoming work while we wait for warmer, drier days.
- Major upcoming projects include reroofing (including some roof repairs) and painting of one building this year. We will also be focusing on solutions for some of the drainage issues that remain.

- Building volunteers – we will be in contact in late April with 2025 review forms for your annual walk around assessment of your assigned building(s). Thank you for being a part of this process it will help us tremendously as we prioritize maintenance for 2025 and beyond, and catch issues before they become critical emergencies that were not noted previously.
- Owners – reminder to use the website to report any Requests for Service – issues that you see in your unit’s exterior are important to us for planning and prioritizing our budget dollars. See the article at the top of this page with instructions on how to report a problem to Maintenance.

Communications Committee/Newsletter:

- Newsletter to be sent out by April 14th

SLOA Report:

- No report

Welcoming & Social Committee:

- Nancy will be visiting two new residents.

Governing Document

- Updates on Bylaw review/editing.

Nominating Committee:

- No report

Insurance Committee:

- Update on the Insurance Package for 3/20/25 to 3/20/26

New Business:

- Association Reserve will do an onsite visit Friday, March 21st.

Old Business:

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Next Meeting:

- April 17, 2025 3::30 pm

Adjournment:

