

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
June 27th at 2:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- Thanks for being flexible about the meeting date & time.

Secretary's Report:

- Approval of May 9, 2025 minutes.

Treasurer and Finance/Audit Committee report:

- Financial Reports
- Status – 2nd qtr invoice payments
- Signatures on checking account
- Update on CD expirations – next renewals will be maturing in late July 2025
- Financial discussion regarding reroofing decisions (discuss in Maintenance agenda item)
- 2024 Audit Update

Landscape Report:

- Project updates
- Projects pending
- Sunland Water proposal for additional irrigation meters

Maintenance Report:

- Building volunteer project - forms
- Projects pending
 - 117A deck replacement vs repair – bid approval to move forward
 - 119C – repairs to back screens and small siding repair
 - Decks repairs - 143 status; Decks for power washing and/or staining include 108B/C, 116A, 117A back deck, 142A, 155, 156C, 157-159-161.

- Fencing - 142A fencing around PUD update; Between 156B/C PUD fencing repairs needed
- Garage doors – 126C repair/paint; 134A repair/paint, 142A repair/paint
- Painting of 138/140 update on repairs and paint schedule – 3 contractors reviewed HOA repairs needed; 138 needs owner project completed now due to damage to wood from leak under sunroom.
- Power wash driveway/patios – 133C/D, 134B
- Roof repairs – cracked corners on 30-40
- West walls/lower 3-4 inches on several units – get dirt and plants away from siding.
- Trim and a few siding repairs needed on 148 – paint match completed.
- Repairs completed
 - 119 Chimney flashing/repairs done on all 3 units
 - Roof leak at 133B – repaired with caulking valley – need to review other roof valleys
 - Mailbox repairs at 148 and 138/104. The owner's son repaired at 143.
- Roof Bids update – final decision on reroofing schedule

Communications Committee/Newsletter:

- Newsletter to be sent out by July 14th unless meeting time is changed

SLOA Report:

- Update from June meeting with SLOA Board/condo divisions

Welcoming & Social Committee:

- July 4th picnic

Governing Document

- Updates on Bylaw review/editing
- Still pending – Insurance language working with Insurance Committee

Nominating Committee:

- No report, but we need additional help.

Insurance Committee:

- Update on deductible credit policy
- Open meeting with CAU representative August 29, 2025

New Business:

Old Business:

Next Meeting: July 17, 2025 3:30 pm

Adjournment: