

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
July 17th at 3:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- Big thanks to Bob LeMaster for placing the Memorial Bricks for Tommy Svege, Dawn Kerns and Ken Davidson.

Secretary's Report:

- Approval of June 27 2025 minutes.

Treasurer and Finance/Audit Committee report:

- Aging and 3rd qtr invoice payments; registered letter and lien to 145D
- Audit 2024 – update on Audit received.
- Signatures on checking account – add one more Board member
- Update on CD expirations – renewals maturing in July 2025 – review rates:
 - - Comp Roof Reserve acct 7985 -Expires 7/25/2025 Sound Bk
 - - Emergency Reserve acct 5413 – Expires 7/27/2025 Sound Bk
- Schedule for working meetings with Board – early August options
 - - Monday August 4- anytime
 - - Thursday August 7 – anytime until 12 noon
 - - Friday August 8 - anytime

Landscape Report:

- Project updates
- Projects pending
- Update Sunland Water proposal for additional irrigation meters at 125 & 133.
- Discuss common area between driveways of 142C & 142D.

Maintenance Report:

- Projects pending
 - 117A deck replacement later this Summer
 - Deck repairs – Deck for power washing or staining include 108 B/C, 116A, 117A back Deck, 142A, 155, 156c, 157 – 159, 161.
 - Fencing – 142A around PUD transformer, Between 156B/C PUD fencing needs repair
 - Garage doors – 126C replace, 142A repair/paint. 147 privacy wall repair
 - Painting 138/140 scheduled for early August. Owner repairs completed and HOA repairs pending.
 - Power wash driveways/patios 133C/D, 134 b
 - Trim and a few siding repairs needed on 148A.
- Work completed
 - 148 A – D lower patios power washed; also 119 A & 157 decks
 - 143 damaged deck boards replaced and deck stained.
- Roof of 126 has been planned for early 2026 with Nailed It.

Communications Committee/Newsletter:

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

SLOA Report:

- None

Welcoming & Social Committee:

- Successful 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!!!
- Positions to be filled include Vice President, Secretary, Gov Documents scribe, Maintenance Director.

Insurance Committee:

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

New Business:

- Motion to cap irrigation connections at 125 A – D and add a meter for 133 C-D.
- Change to responsibility for common area between driveways of 142C/D.

Old Business:

Next Meeting: August 21, 2025 3:30 pm

Adjournment: