

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

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- Please think about the remaining 2025 budget expenses and the 2026 budget proposal.

Secretary's Report:

- Approval of July 17, 2025, minutes.

Treasurer and Finance/Audit Committee report:

- Monthly Financial Reports
 - Aging – approve transfer 3rd qtr payments to Roof Reserve accounts
 - Update on payment from roof reserve as approved
 - CD renewals –
 - Road Reserve 5128 @ Kitsap Bank expires 10/25/2025
- Audit – 2025 proposal – approval
- Budget vs actual 2025 – cash position
- Budget 2026 –
 - Need 2026 budget changes for all categories by September 1
 - Schedule for final working meeting in September vs October

Landscape Report:

- Projects pending
- Irrigation lines at 125 A/B & C/D have been capped
- A new irrigation meter has been placed at 133 C/D.

Maintenance Report:

- Projects pending
 - Reroofing of Unit 126 has been moved to August/September 2025 time frame
 - Deck repairs – Deck for power washing or staining include 108 B/C, 116 A, 117 A back Deck, 142A, 155, 156c, 157 – 159, 161.
 - Fencing – 142A around PUD transformer, Between 156B/C PUD fencing needs repair, 147 privacy wall repairs
 - Painting 138/140 scheduled for early September

- Work completed
 - New front deck at 117 A completed
 - Deck at 157 stripped, sanded & stained
 - Trim and small siding repairs at 148 A completed
 - Garage door – 126C replaced

Communications Committee/Newsletter:

- Newsletter to be sent out by August 18th unless meeting time is changed

SLOA Report:

- None

Welcoming & Social Committee:

- None

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:

- Open meeting with CAU insurance representative August 29, 2025 at 1:30 PM.

New Business:

- Approval of owner-initiated window replacement at 148 C.
- New garage door at Unit 126 C

Old Business:

Next Meeting: September 18, 2025, at 3:30 pm

Adjournment: