

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
October 24th at 2:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- We are closing in on the Annual HOA Meeting and what has transpired throughout the year could not have been accomplished without your hard work and dedication.

Secretary's Report:

- Approval of September 25, 2025, minutes.

Treasurer and Finance/Audit Committee report:

- Monthly Financial Reports
- Update on eligible transfers from Reserves to Operating Account
- Update on CD – final approval to secure CD for Comp Roof Reserve Acct
- Income vs Expenses – all categories
- 2026 Draft Budget recommendation from Finance Committee/approval (see handout)

Landscape Report:

- Projects pending
- The Board approved (email vote) the owner of Unit 140 to place cement stepping stones along the west side of the garage. Also to replace large stones along the west side of the driveway with smaller stones. Both projects are at the owner's expense.

Maintenance Report:

- Projects pending
 - 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

- Replacement for glass at 117 A and 126 B has been ordered.
- Paint is peeling under eave on east side of Unit 134 A. Needs to be scraped and painted.
- Waiting for estimate (time & materials) from Jim Byers for small carpentry projects.
- Work Completed
 - Repair of front tile roof valleys on Units 159 & 161 and replacement of fascia board.
 - Measurement & ordering of skylights for 126 A, 147 and 149. Waiting for delivery and installation.
 - Two small repairs to new gutters at Unit 126 by Northwest Gutter Pros. No cost.

Communications Committee/Newsletter:

- Newsletter delivery by November 18 th
- Final packets for the Annual Meeting will be sent out by November 4 th – hand delivery vs mailing?

SLOA Report:

- Division 7 designation used by SLOA.

Welcoming & Social Committee:

- Think about helping with the Annual Christmas Party in December.

Governing Document

- Next meeting – November 12th. Still pending – Insurance language for Bylaws.

Nominating Committee:

- **Update from President's letter to Owners**
- Positions to be filled include Vice President, Secretary, Gov Documents scribe, Maintenance Director.

Insurance Committee:

- None

New Business:

Old Business:

Next Meeting: November 20, 2025, at 3:30 pm. (Annual Meeting)

Adjournment: