

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
February 19th 2026 at 3:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- The future of the HOA Board and an HOA succession plan.

Secretary's Report:

- Approval of Minutes for January 15, 2026, Board Meeting

Treasurer and Finance/Audit Committee report:

- Monthly Financial Reports – reports 1/31/2026
- CD renewal
 - Kitsap Bank – Road Reserve CD 5132, \$11002 expires 2/25/26 – recommend renewing for 5 months at 3.25%.
 - Kitsap Bank – Road Reserve CD 5136, \$48,481 for 13 months at 2.7 % or 30 months at 2.62%?
- Audit for 2025- final document (January financials) sent to auditor.
- Update on eligible transfers from Reserves to Operating Account – 2026 list updates with 126D wall.

Landscape Report:

- Update on Bizy Boys Lawn & Yard Care.
- 2025 irrigation water consumption.
- Irrigation system backflow preventor report.

Maintenance Report:

- Repair & stain portions of fence between 156 C & D.

- Decks pressure washed - 117 A back deck, 117 C front deck, 156 C upper & lower deck, 159 lower deck & cement block wall, 163 back deck.
- Driveways & sidewalks – 117 C, 134 B, 156 C.
- Fill cracks in driveway and sidewalk.
- Replaced 2 deck boards at 117 A back deck.
- Paint bottom courtyard trim board at 156 C.
- Obtaining bids for repair to west wall at 126D.

Communications Committee/Newsletter:

- Newsletter will be delivered March 16th, 2026
 - Adding information regarding age of hot water tanks/replacement to avoid leaks
 - New owner updates
 - Article included asking for scribe for Governing Documents Committee.

SLOA Report:

- Brief report on swimming pool repairs.

Welcoming & Social Committee:

- None

Governing Document

- Report from Government Documents Chair, Debby McGehee regarding Bylaw
- Report on meeting with SLOA regarding the name "Division 7"

Nominating Committee:

- HOA Board succession plan discussion.

Insurance Committee:

- Renewal update of the CAU insurance policy.

New Business:

-

Old Business:

-

Next Meeting: March 19, 2026 at 3:30 PM.

Adjournment: