

Sunland Condo Owners 'Association - Division 7
Board of Directors Meeting
March 19, 2026 – 3:30 PM, Gathering Place

Certification of Quorum: In person attendance - Rob Baer, Mike Mowatt, Katie Venator, Carol Stults, Steve Tucker, Barbara Powell; Julie Turnross participated by phone. Owner Attendees: Joe Henline, Patricia Palmeri, Chris Rawls.

Call to Order – Quorum established.

President's Comments: Meeting was called to order.

President Rob Baer asked for any questions or comments from Owner attendees. Joe Henline asked about powerwashing driveways and suggested having all driveways, patios and sidewalks done at once. Steve Tucker commented that it would be nice, but scheduling contractors for that much time all at once would be a hurdle. Rob Baer commented that he didn't believe every driveway needs to be pressure washed every year and there is a cost - \$200 per driveway or more – but if we start to do that on a regular basis on a calendar yearly basis, the cost would be hard to cover with the current budget. Joe confirmed that he was suggesting only putting out a notice to sign up for powerwashing if needed, and only do that for that one month. Carol Stults confirmed that contractors charge by the hour and in the past would not give a break for doing them all-in one-time frame. She also confirmed that power washing is NOT a top priority for maintenance. But it might be something to revisit. Steve Tucker did confirm that one vendor will give a break for multiple jobs on one day. He will review this suggestion.

Secretary's Report: **MOTION** was made by Carol Stults, Secretary, to approve the Minutes of the Division 7 Board meeting on February 19, 2026, as presented to the Board, seconded by Mike Mowatt. **The motion passed unanimously.**

Treasurer and Finance/Audit Committee: see next page for Balances and Expenditures

- Balances and Expenditures as of 3/19/2026 are shown (next page).
- Budget status to date is being calculated against proposed expenditures carefully.
- **CD renewal:** Road Reserve CD #5128 (\$48,481) expires on 3/25/2026. The Finance Committee recommends renewing the CD at Kitsap Bank for a period of 13 months at 2.75% maturing on 04/25/2027. Motion was made to approve the renewal as stated; Elisabeth seconded the motion and it passed unanimously. **NOTE: When renewal was ordered at the bank, the rates had changed, and the 13 month rate was no longer available. The CD that was closest to the motion was 10 months at 3.20%.**

The CD was renewed for that time frame and amount, after checking with the President and Treasurer.

ACCOUNT Balances as of		3/18/2026	
Sound Bank		Balances	Totals
Checking account 0085		\$ 152,856	
Less uncleared checks			
Coastside Contracting chk 5477		\$ (313.81)	
Northwest Drains - #5482		\$ (787.35)	
Pending deposits		\$ -	
Pending checks/transfers		\$	
Total Checking account			\$ 151,755
Emergency Reserve - MMT 3402		\$ 13,683	
Emergency Reserve CD - 5413 exp 9/27/2026		\$ 20,428	
Total Emergency Reserve			\$ 34,111
Comp Roof Reserve - MMKT 7721		\$ 53,594	
Comp Roof Reserve - CD 5156 - exp 04/20/2026		\$ 30,358	
Total Comp Roof Reserve			\$ 83,952
Total Acct Balances - Sound Bank			\$ 269,818
Kitsap Bank			
		Balances	Totals
Tile Roof CD 5129 - exp 1/25/2029		\$ 80,858	
Tile Roof CD 5131 - exp 1/25/2028		\$ 13,238	
Tile Roof MMKT 5119		\$ 13,929	
Total Tile Roof Reserve			\$ 108,025
Road CD 5128 exp 03/25/2026		\$ 48,481	
Road CD 5132 exp 7/25/2026		\$ 11,075	
Road MMKT 5118		\$ 8,690	
Total Road Reserve			\$ 68,246
Total Acct Balances - Kitsap Bank			\$ 176,271
Total - ALL Reserve Accounts			\$ 294,334
Total - All Oper and Reserve Accounts			\$ 446,089

Expenditures

Check payment tracking		2/17/2026 - 3/18/2026	
Date	Payee	Amount	Category
3/17/2026	Northwest Drains - #5482	\$ 787.35	5140 Drains - 117 - 119
3/9/2026	Bizy Boys Lawn Care #5481	\$ 5,216.42	5320 Grounds Contract Feb
3/4/2026	Dynamic Graphics #5480	\$ 56.85	7160 Website
3/2/2026	Coastside Contracting #5477	\$ 313.81	5120 Decks
2/24/2026	Sunland Condo Owners tsfr	\$ 19,485.00	tsfr to Comp Roof Reserve
2/24/2026	Sunland Condo Owners tsfr	\$ 1,750.00	tsfr to Tile Roof Reserve
2/24/2026	CAU - #5479 (liability)#5479	\$ 822.00	7050 Insurance
2/19/2026	Steve Tucker reimb 5475	\$ 25.68	5120 Decks
2/19/2026	Coastside Contracting 5474	\$ 44.33	5120 Decks (sales Tax)
2/17/2026	Bell and Bell - #5488	\$ 600.00	7020 Bkping
	Total expenses & Tsfrs	\$ 23,097.67	
	uncashed checks	\$ 1,101.16	
	2/17/2026 - 3/18/2026		

Landscape Report:

- Bizy Boys are learning the property and working on mowing and raking/cleaning. They are also weeding as well. There will be a preemergent to help the weed situation. Wednesday will be the regular day.
- Irrigation system will probably be turned on soon – probably late April. Katie would like to hold watering the south lawns by the golf course to see if the marshy areas might dry out somewhat.

Maintenance Report :

- Drainage issues have been researched – especially between 117 and 119 buildings. Downspouts are also going to be adjusted in several areas where drainage underground is not working well. The water may be diverted differently, based on recommendations from the gutter contractor.
- Still doing a lot of pressure washing. Getting a schedule for powerwashing decks as noted by Joe for driveways might be a more efficient way of keeping up with that service. There are 10 units on the schedule now requesting pressure washing. It was noted that keeping the decks clean with a hose or broom is the responsibility of the Owners. Decks should not be power washed every year. Joe Henline recommended 30-Second Miracle cleaner for spraying down and then hosing off. Barbara noted that replacing her wood deck with cement means it is easily cleaned with no maintenance.
- West side privacy wall at 119C blew over in the last windstorm – and Barbara and Dennis approve just taking it down – there is no issue of privacy. **Motion was made by Carol to remove the fence at 119C due to the damages and recycle or dump the wood. Seconded by Katie; passed unanimously.**

Communications Committee/Newsletter:

- Next Newsletter – will be delivered April 13, 2026.
- Any information regarding the earthquake insurance will be sent out from the Insurance Committee as needed.
- There was a great response on the Recycle article and information submitted by Katie Venator. We copied a number of hard copies for those who requested, and we forwarded it to Division 17 and SLOA as well. Thanks to Katie.

SLOA Report: Nothing to report

Welcoming & Social Committee:

- Barbara and others from the Social Committee met with Gretchen at 147 – who is a quilter.
- Will be visiting at 126C soon.

Governing Documents:

Debby reports she is contacting SLOA re the changes for HOAs due to the new Washington and is contacting potential attorneys for assistance next year with our governing document updates. Chris Rawls indicated he would try to help in any way, although not up to speed on Washington Law.

Nominating Committee: No report.

Insurance Committee:

Insurance policies were signed yesterday for renewal as of 3/20/2026. The biggest issue does include earthquake insurance, which will be addressed over the next month – do the Owners want to cancel or keep the earthquake insurance – and how do we pay for it, since the cost rose 42%. More information and

working meetings will be needed to move forward on this issue. NOTE that this is an annual process, so we will face that every year, with little time to poll the Owners as to their opinion. Mike Mowatt summarized next steps – in the approximately 10 days, the Board will put together a packet of information and a Ballot/Proxy process, as well as a spreadsheet showing per unit prorated cost to Owners, and send out with a 30-day window before their vote is due. A Special Meeting will be scheduled for a final Ballot call. The vote will pass to cancel or keep the insurance by a majority of the votes received, but a quorum of votes (32) must be received.

New Business:

Owner project application from Joe Henline 142A – regarding the west landscape area by the driveway. He proposes to remove some of the shrubs and clean it up and asks that the HOA cover the cost of the bark – about \$65 per yard for 1.5 yards – no more that \$150. In addition, Joe will jackhammer the dirt river rock to loosen the river rock; he will also add pavers to the west side of the driveway to allow for ease of exiting the car. Joe submitted a one-page plan as attached to these minutes. He will work with Katie to sign the appropriate forms for responsibility. The utilities should be marked. **MOTION: Katie made a motion to accept Joe’s proposal for landscape work. Steve seconded; motion passed.**

Old Business:

MOTION: A motion was made by Rob Baer, President, on March 16th via email as follows:

- The owners should determine if we keep earthquake insurance.
- Keep the earthquake insurance in the renewed policy no longer than three months before a vote of the owners.
- Work to explain to the owners the earthquake insurance
- Develop a means to pay the additional cost not budget, should owners vote to keep the insurance.
- Terminate the earthquake insurance if owners vote to not approve the additional cost. no later than three months beyond 3/20/2026.
- If no vote occurs after three months the Board can vote to terminate the policy.

The current policy terminates this Friday . Accepting the new policy gives us time to allow the owners to decide the issue of earthquake insurance.

Motion was seconded by Mike Mowatt and passed by a 6 to 2 vote yes.

Next Meeting: April 16, 2026, at 3:30pm.

Adjournment: Motion was made by Rob to adjourn, seconded and passed. Meeting adjournment at 4:35pm.

Sunland Condominium Owners Division 7 Board of Directors

Submitted and signed: _____
Secretary, Board of Directors