

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
August 20, 2026 at 3:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments:

- The path ahead is not about change for the sake of change – but about meaningful progress. About ensuring that the HOA continues to be not just relevant, but essential, for the members it serves today and tomorrow. Because, we have not come this far, to only come this far. (Source: Retired Public Employees Council of Washington)

Secretary's Report:

- Approval of Minutes for July 16, 2026, Board Meeting.

Treasurer and Finance/Audit Committee report:

- Monthly Financial Reports including past due accounts
- Update on HUD managed property account
- Budget vs Actuals 2026
- Final Budget meeting set – Sept 9 – 2pm at Carol's house
- Audit update – final stages

Landscape Report:

- General landscape update and operation of Busy Boys.
- Report on tree North slope aligned with the green space between Units 116 & 126.
- Repair of backflow preventer between Units 121 & 125.

Maintenance Report:

- Update to 159 and 161 driveways
- 108 A - Paint the West wall & repair rot at the bottom
- 108 B - Paint the East wall by courtyard 7 Exit door leading to the N. deck
- 117 D - Stain & wash N. deck
- 121 A - Replace deck
- 121 A-B -Repair siding & trim around 121 B deck
- 121 B -Paint steps leading to N. Door
- 126 C - Paint where deck meets the house
- 134 A - Paint eve
- 134 C - Paint eve
- Open up the privacy wall 156 B & repair to 156 A side
- Washed and stained 143 back deck.
- Request to modify fence at Unit 142 A

Communications Committee/Newsletter:

- Newsletter to be delivered Monday Sept 14th

SLOA Report:

- August 13, 2026, recording of the SLOA Board meeting is available via an internet link.

Welcoming & Social Committee:

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Governing Document

- Review of virtual meeting with Apex Law Group regarding Washington HOA law changes.

Nominating Committee:

- Contact Rob Baer if you are interested in being on the committee.

Insurance Committee:

- CAU Insurance (Dianna Kaspar) presentation August 28, 2026, at the Golf Club, 1:00 pm

New Business:

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Old Business:

- Update - Agynbyte management Zoom call
- Firewise update & using goats to manage vegetation on North slope.

Next Meeting: September 17, 2026, at 3:30 PM.

Adjournment: