

Minutes

Sunland Condo Owners' Association Division 7

Board of Directors Meeting July 16, 2026

Quorum certified: Present, Robert Baer, Carol Stults, Elizabeth Rosenberg, Boots Powell. Steve Tucker, Katie Venator; Owners present – Nancy Baer, Karen Tucker

President's remarks: July 2nd at noon was the exact middle of 2026 so we need to think and plan for the rest of 2026.

Secretary's Report: **Motion** was made by Carol Stults to approve the Minutes for Board meeting on June 18, 2026, as presented; motion was seconded by Katie and approved by Board vote.

Treasurer and Finance/Audit Committee Report:

- Monthly financial reports shared.
- CD Renewal: Kitsap Bank CD expires on 7/ 26. Options for renewal were discussed and decision was made to renew the CD for 8 month period at 3.44 % interest per current rates.
- Budget 2027 plan: The budget for 2027 needs to be prepared with particular attention paid to the possible need to fund contracted assistance with financial and/or management of maintenance and landscape duties.
- HOA 2026 budget vs actuals shows funds still available for the remainder of the year; caution must be taken as we will be overbudget in several categories.
- The final audit is expected soon – Carol Stults, Treasurer, will continue to contact them weekly to urge completion for 2025 tax purposes.

Landscape Committee: All of the backflow valves tests and certification of results have been completed with two valves failing the test. A bid for necessary repair/replacement is in process, and Katie Venator will present options to the Board for paying for the replacement of the ones that are not functioning.

Mowing is proceeding but there has been little time for extensive weeding. Bizi Boys has had some management changes.

Maintenance Committee: Steve was happy to share that he has had four owners offering to help on the Maintenance Committee. Additional project reports include:

- Painting on certain walls or trim has been done including 117A, 121B, 126C.
- 108B had 4 glass replacements due to broken seals – no more glass budget for 2026.
- Deck cleaning and staining for 121A, 134C, 161.
- Steve is waiting for repair bids for privacy wall at 161.
- Dangerous front steps and wood porch replacement finished at 121D. Note from Owner was read praising the contractor and Steve Tucker for his quick response.
- Owner of 156C is paying for window replacement and encapsulation of crawlspace area.

Communication Committee: Newsletter will be delivered August 17, 2026.

SLOA Report: SLOA's July 9 meeting can be viewed via their internet link.

Social Committee

- Welcome of new residents: Barbara Powell, Social Committee member, is covering the greeting of new residents. She shared a letter of welcome that also outlines resources and facilities which will be given to new residents during in-person greetings.
- The 4th of July Picnic was reviewed and some discussion about possible changes to the hamburger/hot dog items. Nancy Baer, Social Chair, will be soliciting suggestions for next year.

Governing Documents Committee:

Debby McGehee shared her research and information regarding compliance with the new Washington HOA law (WUCIOA - RCW64.90), which takes effect in total on January 1, 2028. Some components of the law are applicable as of January 1, 2026. The RCW language is very complicated and not easy to understand for a lay person in order to apply to our situation. Diana Park of Condominium Law Group has given some help and indicates the cost for updating our governing documents to comply with the RCWs would probably cost more than \$5,000 for a standard restatement; a

more comprehensive restatement would require a higher cost. Div 17 used a law firm called Apex to do their restatement and were well satisfied, with a cost of only \$2,000. There is some work that the Governing Documents Committee may be able to edit in the governing documents, by utilizing the list provided by Condominium Law Group for \$1,200. But the significant portions of the documents must be edited by a qualified lawyer. A decision on final legal engagement and the work by the Gov Docs Committee must start as soon as possible. Debby will set up a call to Apex at the Board suggestion, and will include appropriate Board members.

Nominating Committee: Robert Baer reported no response to the letter sent out by the Board or to his public appeal at the HOA Picnic. Other Board members reported some hope for new committee members but no Board member candidates. There are three key members of the Board whose terms are up in November 2026 - Board President Rob Baer, Secretary/Treasurer Carol Stults, and Vice-President Mike Mowatt. This may force the hiring of an HOA management company to at least take on the financial tasks with oversight only by the new Treasurer. Engaging HOA management assistance affects the 2027 budget and will definitely impact the annual dues OR require a cut back in services. Only 4 Board members will remain if no one runs, so Owners are asked to consider even a one year commitment.

Insurance Committee: CAU Insurance agent, Dianna Casper will be making a presentation on August 28, 2028 at the Golf Club Event Room at 1:00 p.m. These presentations are always meaningful, and owners have an opportunity to ask questions after the presentation, with answers that are explained in terms that are easy to understand. The presentation is a joint event with the other HOA condo divisions in Sunland.

New Business:

Priority list for maintenance and landscape requests: The Board approved a Maintenance Priority List in 2022, which will be added to Bylaws as an Exhibit. This list allows us to prioritize the budget items – spending on the categories first that affect the Owners day-to-day life. A Landscape list will be developed also and submitted to the Board for approval.

Firewise at Callam County Fire District 3: Rob Baer, member of the Firewise committee, reviewed the purpose and actions of their meetings to date. Grant funds for more equipment and training for fire safety was obtained, and the Firewise

Committee is working on a full assessment and possible clean up of some areas using the grant money. Rob has volunteered Building 156 in Division 7 to be included in the first evaluations for fire risks, and that survey will be conducted next week.

Next meeting: August 20, 2026 3:30 p.m. in Gathering Place.

Adjournment: Motion was made to adjourn, seconded and passed.

- Meeting adjournment at 5:00 pm.

Sunland Condominium Owners Division 7 Board of Directors

Submitted and signed: _____
Secretary, Board of Directors