

Agenda
Sunland Condo Owners' Association Division 7
Board of Directors Meeting
September 17, 2026 at 3:30 PM , Gathering Place

Certification of Quorum:

Call to Order:

- Rob Baer, President

President's Comments: This is a time for comments from the audience.

Secretary's Report:

- Approval of Minutes for August 20, 2026, Board Meeting.

Treasurer and Finance/Audit Committee report:

- Monthly Financial Reports including past due accounts
- 4 th quarter invoices mailed
- 2026 Budget vs Actuals 2026
- Change to Heritage Bank (formerly Kitsap Bank) – 9/18/2026
- Update on HUD managed property
- 2025 Audit Update – completed; 2026 Audit engagement agreement presented for Board Approval
- CD renewal – Emergency Reserve CD expires 9/27/2026 – balance is \$20,706.
Finance Committee recommendation:
Deposit funds in Emergency Reserve MMKT until driveway replacement plan is discussed. CD will be purchased at a later date if appropriate
- 2027 Budget update

Landscape Report:

- Report on tree North slope aligned with the green space between Units 116 & 126.
- Repair of backflow preventer between Units 121 & 125.
- Repair of irrigation line behind 134 A

Maintenance Report:

Maintenance Activity

- Clear all street drains
- Repair privacy wall 133 A
- Repair privacy wall 133 B
- Repair privacy wall 133 C
- 116 A secure crawl space doors
- 126 C repair dry rot at bottom of wall
- 126 D Touch up paint on garage door
- Paint siding faucet on garage wall
- Paint bottom siding by door 148 B
- Touch up paint on garage door 148 D
- Replaced garage door seal at 156 C

Report on the Architectural and Maintenance Committee regarding fence at 142 A.

Communications Committee/Newsletter:

- Newsletter to be delivered Monday 10/12

SLOA Report:

- Everyone should have a SLOA 2026 Annual Membership Meeting Packet. The deadline for returning the ballot is 3:00 pm , September 25, 2026.

Welcoming & Social Committee:

- Visits and information to new owners.

Governing Document:

- Change to Exhibit A – Description of Limited Common Areas re 121 A

Nominating Committee:

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

Insurance Committee:

- None

New Business:

- Change date for October 15th Board Meeting to October 19th at 3:30pm.

Old Business:

- None

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

Adjournment: