

**Board of Director  
Business Meeting  
May 21, 2018**

Members Present: Dee Brown-Knoeppel, Shirley Clark, Linda DiPalma, Nancy Eckstein, Bob Moren, Gordon Lee and Layne Varney, General Manager

Members Absent: Don Calvert

Call to Order - President Gordon Lee called the meeting to order at 10:00 a.m.

**Minutes Review and Approval of April 23, 2018 business meeting and executive session, May 14, 2018 agenda planning meeting and executive session.**

Correction: Non-Resident Policy Revisions; date for effectiveness should read October 1, 2018. May 14 Agenda correction; does not read short term rental, should be rental policy.

The Minutes were approved as corrected.

**Treasurer's Report** – Nancy Eckstein

The Treasurer's Report was approved as presented.

**Manager's Report** – Layne Varney

SunBird property looks great – Thanks to the Garden Club; Dues Delinquency report; New homeowner's survey is now being done; Food and Beverage report; Pool Deck cleaning in process; New Room addition begins June 7, 2018; Main entry tiles repaired; Stairway removal and repair on Waterview side of building; Main restrooms closed for updating; Pickleball lines repainted; Air conditioner in Lakeview Room being replaced; Veterans Memorial Sign to be installed; This summer irrigation lines will be replaced in 1<sup>st</sup> half of SunBird with PBC; next summer 2<sup>nd</sup> half of SunBird will be done; Common area tree trimming has started; Power outage 2 weeks ago. Emergency Procedure system working; Cameras operating at all vehicle gates in SunBird.

**Committee Liaison Reports** – Board of Directors

**Board Tours Report**

Board toured Sunland Springs Village and met with Attorney.

The tour was educational and much education was given at the meeting with the attorney.

**Rules Compliance Committee - Rules & Regulations Book Update**

Shirley Clark made a motion to approve the changes to the Rules and Regulations Book. Vote: 6/0 Passed

Changes to Rules & Regulations Book attached.

Linda DiPalma amended the motion to keep the hours at the sports court from 8:00 to 10:00

Vote: 6/0 Passed

**Project Review and Long Range Planning Committee**

Unit 1A Additional Garbage Pads For Containers

Shirley Clark made a motion to add 4 garbage pads in the Unit 1A Section.

Vote: 6/0 Passed

**Finance Committee – Auditor Recommendation**

Nancy Eckstein made a motion to approve Butler Hanson as Auditor for fiscal year ending 2018.

Vote: 6/0 Passed

**Election Committee Appointment**

Five residents have signed up to be on the Election Committee: Barbara Ott, James Brandon, Joan Bruening, Catherine Roerig and Jeanne Lewis.

Bob Moren made a motion to accept five members to serve on the Election Committee. No Board Candidate names that have been submitted to the Election Committee via the office or other way will be disclosed until the report at the October Agenda Planning Meeting. If a candidate announces intention to run, that is acceptable.

Vote: 6/0 Passed

**Rental Property Policy**

This item is being studied and will be addressed at a later date.

**Liquor License Broker**

Linda DiPalma made a motion to authorize Layne Varney to seek a broker to obtain a liquor license.

6/0 Passed

**Comment Sheets – Layne Varney**

**Homeowner/Board of Director Comments**

President Gordon Lee adjourned the meeting at 11:40 a.m.

Respectfully Submitted,



Shirley Clark  
Secretary