

Sunset Meadows Board Meeting
Sunday, December 15th, 2013, 4:30 PM, at Bill Siedler's Home

Present: Laurel Hanley, Jacque Crombie, Bill Siedler, Mel Huey, Lisa Armstrong, Kelley Weinman, and Melissa Nelson

Approve Minutes: Minutes from the November 13th Meeting approved.

Treasurer's Reports:

Total delinquency is now \$28,475 which is up from \$27,520 from November. The bulk of the delinquencies continue to be 1468, 1515, 1557, 1592, and 1634.

Payment plans have been arranged and are beginning for 1515 and 1557.

Inquiry into current pool fees were delayed due to weather.

Compliance:

Laurel was on compliance for November. There are 2 front doors still to be painted. Time is being scheduled on one but the other is noncompliant. A \$25 noncompliance fee is being assessed monthly until painting can be completed.

A notice was sent out due to a severely rotting pumpkin and it was promptly taken care of.

Compliance Binder was passed on to Lisa.

Old Business:

- Evergreen Roofing replaced roofs at 1632-28.
- Laurel did mailing for notice of dues increase on January 1, 2014.
- Clogged pipes and downspouts: Fred will be asked to finish fixing the known clogged downspouts of which there are 12.
- Locking Dumpsters: Locks and Keys have been made for the dumpsters at a total cost of \$400.50. Lane Apex will be contacted to attach the locks to the dumpsters. Discussed how to distribute keys and assess who still has there old one. A door-to-door survey will be done.
- Dry Rot repairs have been on hold due to weather. Fred will continue repairs when able.
- Gutters: 3 new bids are being sought due to fees requested by Cascade Gutter Cleaning. The bad weather caused a delay in getting the bids but Mel is still working on it.
- Discussed power washing sidewalks in the spring and most cost effective route to complete the task. Talked about using a temp service.
- Discussed issue of vent covers due to freezing temperatures. Mel looked at Jerry's and Home Depot but none were in stock. Mel was able to cut some to size and install about 60 covers on some of the older units prior to the freeze. There were two minor pipe issues from the cold temps but no burst pipes.

New Business:

- Maintenance Needs:
 - 1432 has a downspout that is hanging loose from the building and needs to be reattached but it needs some painting from dry rot repair done first. We are working on arranging a time with the painter.
 - 1603 needs a vent screen repaired.
- Discussed annual maintenance needs such as spigot and vent cover installation and removal and how to best address. It was decided the most cost effective route for these types of tasks would be to use a temp agency.
- Inspector's Report came in for the sale of #1472. HOA needs to address 5 issues pertaining to the exterior of the unit.
- A letter was read from a homeowner who doesn't want outdoor light fixtures to be changed. The board as no intention at this time to replace fixtures and the residence guide clearly states that tenants cannot do so.

Next Meeting:

Wednesday, January 15th at 6:30 PM, at 1544 Feters Loop

Respectfully submitted by Kelley Weinman, co-Secretary