

Sunset Meadows Board Meeting
Wednesday, April 9th, 2014 @6:30pm @ 1534 Fetters Loop, Melissa's House

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

Minutes from previous meeting, passed as amended.

Treasurer's Report:

~Delinquency has decreased every month this year. In March decreased \$522 to \$22,178 from a high of \$28,475 in November. Over \$13,000 is owed by one delinquent who the lawyers have filed for a default judgment on foreclosure.

~1468 - Attorney filed for default.

~1515 - Continues \$200 payment as agreed.

~1634 - Only behind \$225 now.

~1592 - Says the unit will be going up for sale soon.

~1603 - Making regular payments but not catching up, still behind \$645.

~1553 - Now owes \$495

~Bottom Line reporting that as many as 20 people are still paying only \$135 per month. Some pay early and do not show as delinquent. A list was requested, and attempts to identify and notify are going to be made.

~\$7303 in income for the month.

Maintenance:

~Fred will do work in a unit that has occurred damage from dry rot.

~Mel has a tree he received as a gift, that he would like to plant somewhere to better suit the tree. Plans for the tree are undecided and open for opinions.

~Wood left over from the trees that were cut down is unclaimed. Mel has volunteered to haul it off.

~Fred started back on the dry rot repairs on Monday 4/7.

~Fred will also be replacing the faucet in the men's bathroom by the pool.

Compliance:

~Bill will be on compliance until the next meeting.

~1612 - Bed frame issue was resolved.

~Compliance issue with 1612 regarding a potential daycare /unsupervised children. Bill will be sending a notice letter to the owner of the unit to address this issue.

~Discussed adding " No commercial businesses" to the residents guide in the upcoming year.

Old Business:

~Only large expense for the month was Tree Pro. (\$3000)

~Builders Electric came out and discovered that the issue with the lighting problem was an old light at the top of the complex (edge of 1551). We are replacing it with an energy efficient light. However, the tech spent almost two days here and we are expecting a hefty bill.

~Earthquake insurance - Received quotes from Tony

Quote #1 – 5% deductible – coverage up to \$13,500,000 for the complex. Flood coverage of \$2,500,000 added on for free. Annual premium would be \$13,847.

Quote #2 – 5% deductible – coverage up to \$10,000,000 for the complex. Flood coverage of \$2,500,000 also added on. Annual premium was just over \$11,000.

After much discussion the board moved to accept Quote #1, and the motion passed. The vote is not unanimous. We will be asking for some information regarding the flood insurance and pay schedule of the premiums.

~Dumpsters – People are leaving garbage outside of the dumpsters and lids wide open. The board is asking people to please close the lids if they see them.

New Business:

~Irrigation repairs are needed. Rexius quoted us \$4000 if they don't have to remove pavement. Otherwise, the repairs could go up to as much as \$10,000. This will need to wait until irrigation is turned back on for the warmer weather.

However, Mel is going to call irrigation services and get additional bids before we commit to Rexius.

~Gutter damage on unit 1538 (result of trees from snow storm). We will see if Fred has the capability to do the repair work. If not we will get bids on repair.

Future Business:

~The roads in the complex need to be redone. Primarily the driveways and the streets. The carports don't need to be done unless they are really bad, just sealant. Projected cost will be \$28-\$30,000. This was proposed for the next fiscal year.

Next Meeting:

~Wednesday, May 14th, 2014 @ 1569 (Laurel's Home) @ 6:30pm