

**Sunset Meadows Board Meeting  
Thursday, April 21, 2011, 6:30pm**

**Location: Laurel Hanley's home, 1569 Fetters Loop**

**Present: Stan Kambly, Laurel Hanley, Mel Huey, Monica Haaland,  
Lisa Davis, Miriam Satein and Craig Voris.  
Absent: Eric Blondin**

**The meeting was called to order at 6:35pm.**

**Last month's minutes were approved with a few changes.** (Later in our discussion Stan added that he thought the minutes should have more details about the delinquency report and the efforts being made to collect the money owed to the association.)

**Maintenance Report – Craig Voris (report submitted & attached to minutes)**

Power washing – the power broom did not work, so Craig returned it and bought a special tip with an extension that works much better and is speeding up the job. He is about half way done power washing all the side walks.

Craig received a second bid from Reynolds Electric (\$396.00) for the work needed in the rental unit. The board approved this bid.

Craig also removed the vent covers after receiving an anonymous note. Craig mentioned that with the insulation in the new units and the wrapped pipes in the old units, the vents should not be covered. It is better for the building to have the vents open.

A credit card with a \$500.00 limit has been set up for petty cash for maintenance.

Contract for irrigation set-up has been sent to Rexius.

The 3 lamps in the common area were replaced.

Craig will talk to Jim McKay of Rexius about the moss problem.

**Treasurer's Report – Mel Huey (submitted monthly report from Bottom Line;  
also submitted an updated delinquency list.)**

Mel spoke to attorney Dean Kaufman about collecting debts from units that are in foreclosure.

We received the first garnishment check of \$595.43 for unit 1468 (debt over \$6,000.00). We should get one or two more and then will need to refile the garnishment.

Unit 1519 (owing over \$6,000.00) is empty and we have not been able to contact the owner.

Mail sent has been returned with no forwarding address. Mel will talk to the attorney about legal action that can be taken.

Unit 1557 filed a counter claim to our small claim lawsuit. Trial is set for May 2nd.

1458 & 1462 continue to make payments according to the agreement with the previous board.

Unit 1498 stopped making payments. Mel has tried to reach her with no success. If no payment or arrangements for payment are made, we will file a lien the first part of May.

Letter sent to 1553 about payment as he is not returning phone calls.

**Compliance**

Laurel followed up with the owner of 1616 about the late night party. The owner said it would never happen again and there have been no more complaints from the neighbors.

**Old Business**

The board voted not to buy Dick's bench (near the east driveway recycle bin). He will pick it up.

The board is still researching the problems with nutria and will ask our insurance agent and lawyer about what is the responsibility of the HOA.

**New Business**

Compliance list for the remainder of the board's term:

**May – Laurel**

**June – Lisa**

**July – Miriam**

**August – Monica**

**September – Eric?**

**October – Stan**

**Tabled for next meeting:**

- 1) Discuss raising fines on some compliance issues (noisy parties late at night).
- 2) Discuss locks on garbage dumpsters (should we keep them locked?)

**Next Meeting: Thursday, May 19th at 6:30pm at Lisa's home: 1494 Fethers Loop.**

**Meeting was adjourned at 8:25pm.**

**Respectfully submitted,**

**Monica Haaland**

**Secretary**