

Sunset Meadows Board Meeting
Wednesday, February 12th, 2014, 6:30 PM, at Mel Huey's Home

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

Approve Minutes: Minutes from the January 15th Meeting approved.

Treasurer's Reports:

Delinquency decreased by \$4300 to \$23,835. The owner on the largest of the delinquent accounts has not satisfied agreements previously made by the HOA. The attorney will be contacted on Monday Feb. 17th if not heard from to confirm that foreclosure proceedings have begun.

Compliance:

Mel was on compliance for January. A compliance notice was given to tenants at 1592 for a noise complaint. Noise problem was reported to have improved for a short time before becoming problematic again. A second complaint was submitted. To be followed up on by new compliance officer. Compliance Binder was passed on to Kelley. Second compliance notice was given to tenants at 1592. No further complaints since.

Old Business:

- All recycle bins are now locked. Keys were issued to all residents. Waiting for Lane Apex to deliver dumpsters that will also be locked. Jacque will check with Lane Apex on the status of dumpsters.
- Cascade Siding completed cleaning of gutters over the past two weeks.
- Tree Pro removed the second of four Sweet Gum trees from the front of 1470 during the last week of January. They will be back to ground the stump. We will schedule the third removal in the next fiscal year.
- Bad weather has created further delays for the remaining dry rot repairs and clogged pipes in downspouts. We are working with Fred to reschedule time.

New Business:

- Tree Pro came out on Feb 12th and removed the tree from the roof of 1538. 1460 also had a piece of tree hanging off of it. The tree will need to be removed since this is the second time a large limb falling from it has caused damage. Total estimate for repair from storm set at \$1000.
- Discussed the request by a resident to replace two snow shovels he broke and/or compensate him for time he spent shoveling sidewalks and one of the two mail areas. Agreed to replace one shovel, but no monetary compensation, as he was not asked to perform the task on behalf of the HOA.

- Discussed possible options for future storm preparedness as a result of the most recent snowstorm. Decided to research availability and options for snow removal services.
- A unit has an issue with leaking pipes. Agreed to have Fred assess the problem.
- Discussed the differences between the HOA's insurance and a homeowner's insurance. Agreed to arrange for Tony, the HOA's insurance agent, to come to a meeting to clarify what situations the HOA policy covers.

Next Meeting:

Wednesday, March 12th at 6:30 PM, at 1569 Feters Loop

Respectfully submitted by Kelley Weinman, co-Secretary