

SUNSET MEADOWS BOARD MEETING MINUTES held Thursday March 19th 2020

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Dave Hubbard (remotely)

Call to order at 6:00 PM

Lisa moved to adopt the minutes from 02-11-20 meeting as submitted, seconded by Jane; motion carried.

Treasurer's Report if available

- Delinquency went from \$10,100 in January to \$9,295 in February mostly because of one large payment. Nevertheless, the number of delinquents over 2 months increased from 6-8. A problem emerged with a deceased member and how long it will take probate court to release funds. We were unable to update our report with activity during March because of lockdown at Bottom Line Bookkeeping.
- Mel Reported that the stock market drop has had a negative impact on the HOA reserve fund.
 - Jane moved to accept the treasurer's report, seconded by Lisa; motion carried
- Mel reported that unit 1605 is in probate and for the time being dues are not being paid but dues will be recovered once probate is complete. Mel moved that late fees be waived during this process; seconded by Jane. Motion carried.

Compliance

- No compliance issues to report.

Maintenance Report

- Mel pointed out that one of the no-parking signs had fallen over and that he was in the process of replacement.
 - There was some discussion about ways to make these signs more visible.
- Mel recommended that we take advantage of plentiful casual labor to do maintenance items such as fence repair, pressure washing, signage repair/replacement, etc.
 - Mel will do a walk around, compile a list of tasks and make the appropriate arrangements.
- Mel will call NW Siding to evaluate siding condition and provide repair estimates.

Landscape Report

- Jane reported that she is experimenting with different eco-friendly ways to control moss.
- Jane is working with Rexus on spring clean-up and grounds maintenance.

Old Business

- Sandi Patton has been added as a bank account signatory.

New Business

- Mel to do some research into drafting a resolution or bi-law to ban short term rentals and report back for the next meeting.
- Discussed renewal of the HOA's property liability insurance through Farmers Insurance and coming due in late May. It was decided to seek a competitive bid before making the decision to renew with Farmers.

- Mel reported the tenants in the HOA rental unit have requested some rent relief due to loss of income resulting from the Covid-19 shut down in Eugene. Jane moved that the HOA reduce rent by 50% for the months of April and May without any penalties; seconded by Lisa. Motion carried. This decision will be reassessed at the May meeting.
- Discussed finding one more homeowner to sit on the board to comply with CCR requirements. Mel and Sandi will make some inquiries.
- Discussed the need for more information and accountability from landlords about their tenants. Dave to provide examples of requirements other HOA's have in place to accomplish this.

Meeting adjourned at 7:00

Next Meeting – April 16 2020, 6:00 pm to be held at unit 1452