

SUNSET MEADOWS BOARD MEETING MINUTES held Tuesday February 11th 2020

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Sandra Walpole, Dave Hubbard, Sara Gore

Call to order at 5:35

Lisa moved to adopt the minutes from 01-14-20 meeting as submitted, seconded by Mel; motion carried

Treasurer's Report if available

- Delinquency was only \$50 more than December totaling \$10,100 despite two homeowners paying nearly \$2000 in January. The lack of decrease was due to the number of homeowners past due going from 26 to 31. Of note, so far in February another \$2000 has been paid on past due accounts by two other homeowners. Collection efforts are ongoing.
 - Dave moved to accept the treasurer's report, seconded by Sandra; motion carried

Compliance

- Dave reported that three non-compliance notices were sent out
 - Improper disposal of household trash
 - The BOD recognized the ongoing issue of trash bin locks seizing up due to wet weather. If anyone sees a problem with a lock please contact a board member to have it corrected
- Long term vehicle storage
- Vehicle maintenance and repair being done on the property

Maintenance Report

- Dave moved that we hire Point Pest Control to resolve a rodent issue under units 1625 and 1627, seconded by Lisa. Discussion ensued noting the pests gained access through holes in the foundation vents. Home owners should check the foundation vent around their properties on a regular basis and let a board member know if they see any damage. Motion carried with Mel tasked to manage the service
- Mel pointed out there is a trip hazard on the walkway to unit 1592 caused by shifting cement slabs. Lisa moved that action to correct the problem be taken, seconded by Dave. Motion carried with Mel to manage the repairs
- Mel noted there are many mature trees around the property that need pruning and care. Dave moved that Bear Mountain be hired to conduct two days of tree care operations (at \$2400 day) around the property, seconded by Sandra; motion was carried with Mel to manage the operation

Old Business

- HOA purchased a battery-operated pole chainsaw to perform minor tree limb maintenance around the property
- HOA purchased a used storage cabinet for improved HOA record storage

New Business

- Lisa moved to approve the window replacement request from unit 1565 as submitted, seconded by Dave; motion carried. Sandi will advise the homeowner
- Sara Gore addressed the board seeking approval to manage the maintenance of the roses in front of her unit and communicate this directly to Rexus. This request came about due to Rexus mistakenly cutting back one of her roses. The board approved the request due to Sarah's proven gardening expertise
 - The Board noted that there have been some complaints regarding the fall pruning done by Rexus. Jane will take up the issue with Rexus
- The current HOA meeting schedule (the second Tuesday of the month) makes access to our monthly financials problematic. To address this issue going forward, Board meetings will now be held on the third Thursday of each month at 6:00 pm
- Sandi Paton will be added as a signatory on the Sunset Meadows operational bank account

Meeting adjourned at 7:00

Next Meeting – March 19, 2020, starting at 6:00 pm to be held at unit 1452