

SUNSET MEADOWS MEETING Minutes
Sunday, December 18, 2016, 5:00pm
1569 Fetters Loop (Laurel Hanley's home)

Present: Laurel Hanley, Jacque Crombie, Herb Lincoln, Lisa Armstrong & Sandi Patton

Absent: Christine Cochran, Mel Huey

The October 27, 2016 minutes were approved as corrected, Laurel will send out the corrected minutes.

The review of the annual meeting minutes from October 22, 2016, was tabled until later.

Treasurer's report was approved as corrected. Review of the Oct. & Nov. Bottom Line reports was completed as well as the delinquency report from Mel Huey.

Compliance

- 1624 Fetters Loop – there is an unauthorized tarp affixed to the back patio. Jacque will do a compliance notice.
- Dec-Jan compliance contact - Jacque

Maintenance Report

- Rexius went above and beyond during the recent ice storm, Jim, from Rexius, personally came out and removed a large limb from the north driveway the day after the storm. The also came out the next day, which was not their scheduled day, to remove more downed limbs. The board really appreciated their dedication to keeping our grounds cleared and safe.
- Rexius - drainage project behind 1568 FL has been approved via email for the quote of \$1,500 – waiting for a date for the work to be done
- Devin Bair repaired rotten wood on partition fence between 1544-1546
- Devin replaced deadbolt on storage shed behind 1544
- Devin replaced a number of globe and flood lights
- Devin replaced a broken faucet pipe at 1442
- Devin applied paint and sealant to water damage from leaky roof at 1570

- 1442 FL had reported a broken faucet leaking into the front closet, Devin found the pipe was leaking and fixed it. Interior damage would fall to the owner as the HOA stipulates we are responsible from the studs out and the home owner from the studs in.
- The landscape committee is meeting with Rexus on a quarterly basis and will keep the board informed.

Old Business

- Downspout clogs and splash blocks, Laurel will talk to Devin about when this can be done.
- Dry rot update: Kelcorp is on hold, the board feels that we can wait until summer to have Northwest Siding do all the repairs.

New Business

- Roto-Rooter bid for unclogging drain in front of 1501-1503 was approved through email.
- Unit, 1528 FL, had a water issue at the meter, we would have had it repaired if we had been informed, the owner's property management company, without informing the owner or the HOA, had the leak fixed and subsequently deducted the repair bill from the owner's payment. The owner has requested full reimbursement from the HOA for those repairs. We are going to contact Devin, our maintenance person, and find out if he could have fixed it and how much it would have cost. We have requested and received a breakdown of the work performed by the management company's plumber.
- All owners with rental management companies need to inform them that all exterior repairs are the HOA's responsibility and must be reported to the board. The HOA will arrange for those repairs.
- Ice storm-related issues: Lane Apex couldn't get their trucks in on their regularly scheduled days due to low hanging limbs laden with ice but they came out on Saturday and hand moved the dumpster to their trucks for pick-up. The board appreciates it very much. It was suggested that after the ice melts we may want to have our tree person do a walk through to assess the damage to the trees so we can know if there are any that will need to be trimmed or removed.
- Landscape report – The Landscape Committee is meeting with Rexus on a quarterly basis and will keep the board informed.

Next meeting Jan. 15, 2017 at 5 pm at 1569 Feters Loop.

Submitted by Sandi Patton