

SUNSET MEADOWS BUDGET MEETING MINUTES (**unapproved**) held Wednesday Aug 25th, 2021

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Tamy Ngan, Dave Hubbard (VIA Zoom), Marilyn O'Malley

Call to order at 6:15 PM

Treasurer's Report

Mel presented the HOA revised financial statement as of 07/31/21, our fiscal year end, with a balance sheet showing HOA total assets of \$327,623. This reflects an increase of approx. \$70K over the past year. Most of this growth came from the two stock funds in our investment portfolio. Our liquid assets, as of 07/31/21 are:

Cash in operating account	\$ 76,452
Fidelity Fund	\$142,410
E Trade Financial Fund	\$115,587
MMA – Washington Federal	\$ 1,010

Marilyn moved to approve the financial report, seconded by Jane; motion carried

2021/2022 Operating Budget

- Mel presented the 2021/2022 operating budget draft with a proposed \$30/mo dues increase effective Jan 1st, 2022. He also proposed increased spending for landscaping, common area repair and special projects.

Jane moved that an increase in monthly HOA dues from \$155 to \$185 per month to take effect January 1st, 2022 be put before the membership for a vote at the annual general mtg, seconded by Marilyn; discussion ensued:

- Dave felt, based on his calculations, that a \$30/month increase was insufficient to maintain reserve levels going forward and said that the dues needed to be increased by \$60/mo to maintain reserve growth
- Mel pointed out that the budget deficit of \$47,429 projected in this budget was due to a significant siding repair expense and felt that expense would be significantly lower going forward, and felt to proposed \$30/mo increase was sufficient
- Marilyn and Jane both raised concerns that increasing dues more than \$30/mo could impose a financial hardship on homeowners and felt that if more HOA income was needed dues should be increased gradually to maintain reserves
- Tamy questioned how the \$47K operating loss would be funded. Mel pointed out that operating shortfalls would be taken from the reserve account. He reminded us the stock fund had grown by \$70K over the past 12 months, so portfolio growth was more than adequate to fund the projected operating, and the withdrawal of \$60K approved at the last board meeting would be used to cover the budget shortfall.
- A small change was discussed and made to the landscaping budget, resulting in a final budget draft based on raising HOA dues to \$185 effective January 1st, 2022

Vote was taken and motion was carried

Jane moved to approve the revised 2021/2022 operating budget, seconded by Dave; motion carried

HOA RESERVE ACCOUNT STOCK PORTFOLIO

Dave moved that we contact our legal firm to advise the board on whether the investment of HOA funds in publicly traded stock funds falls within State of Oregon HOA/condominium statutes and regulations, seconded by Jane; motion carried

- Dave will reach out to our legal firm for an opinion

ANNUAL GENERAL HOMEOWNERS MEETING (AGM)

- Due to the rising covid cases in Oregon and the uncertainty around holding a large indoor meeting the board discussed holding an outdoor meeting on the common area west of the pool in mid-October while the weather is still, hopefully, dry. There would always be the contingency of having an open sided tent top installed if rain was a danger. Homeowners would have to bring their own lawn chairs

Marilyn moved that the Sunset Meadows Homeowners Association annual general meeting be held on October 16th, 2021 at 2:00 PM as discussed above, seconded by Jane; motion carried

- Dave will prepare the proxy document
- Mel will prepare the budget document
- Sandi will prepare the agenda
- All the current board members are willing to run for the new board, but homeowners can volunteer or nominate themselves to for a board position. Elections will be held at the AGM if necessary. Please contact any board member if you are interested in putting your name forward so that is can be included in the info package that will be sent out in the next couple of weeks

Meeting adjourned at 7:30