

**Sunset Meadows Board Meeting**  
February 14, 2012  
1627 Oak Patch Road, Eugene, Oregon

Present: Laurel Hanley, Mel Huey, Monica Haaland, Lisa Armstrong, Bill Sielder, Miriam Satein, and Kim Moore.

Also present was Craig Voris, maintenance manager. Our guest was Martin Brandt from Thomas Pool Service.

**MAINTENANCE REPORT**

- We met with Martin Brandt from Thomas Pool Service. He said maintenance for pools is based on the individual pool. We checked into a pool cover for the winter. It wouldn't be a significant cost savings unless there is a huge amount of debris entering the water, which we don't have. He said we were in good shape for the months ahead. We have had a little problem with biofilm—white tissue mold. That has to be shocked with chlorine. We also talked about purchasing new test blocks.

Craig will talk to Martin about what duties he might be able to take over and report back to the board.

- Craig said that he hasn't seen any carpenter ants or termites in the dry rot work he has been doing. He is checking the carport flashings as well.
- He is going to look at the building light at 1618 and the light at 1575, which go on and off.
- Reynolds will take care of providing a light for the Oak Patch dumpster and the dumpster at 1608 for \$1405.
- Cascade Siding provided two bids for moss treatment. One was for \$740 to treat only the worst areas, and one was for \$1290 to treat all areas. The board approved the \$1290 amount for the sake of prolonging the life of the roofs.
- Craig is going to get bids for three roofs that need to be replaced. They are on the Oak Patch cul-du-sac and include units 1601–1607, 1611–1619, and 1621–1627. He's going to ask for bids on 20- and 30-year roofs.
- Regarding the community painting project, he had asked for bids from Cliff Davis Painting and from Affinity Painting, but as of the meeting neither had responded. The board asked him to obtain bids from other vendors.
- Miscellaneous matters:

\* Regarding tree pruning, Laurel is going to contact Rexius.

\* There was some discussion as to whether birds can get in the sheds to build nests. Craig was going to look into that and discuss at a future meeting ways to keep them out.

\* Craig will also check on the lights in the 1490s. There was some discussion on whether they were out or not. He will report back.

## **APPROVE MINUTES**

The minutes to the January 7, 2012 board meeting were approved.

## **TREASURER'S REPORT**

The homeowner with the largest delinquency has not followed through on promises to make payments. The board voted to pursue foreclosure.

## **COMPLIANCE**

There were no compliance issues for the month of March.

## **NEW BUSINESS**

Due to the length of the discussion about pool matters with Martin, there was not time to address new business.

## **NEXT MEETING**

The next board meeting will be at 6:30 p.m. on 3/27/12 at Monica's home, 1570 Feters Loop.

Respectfully submitted,  
Kim Moore, cosecretary