

## **SUNSET MEADOWS MEETING MINUTES**

### **Sunday, December 9, 2018, 1590 Fethers Loop**

Present: Laurel Hanley, Mel Huey, Sandi Patton, Lisa Armstrong, Jane Hackett and Kate Fieland

Absent: Eilene Ruiz

Reviewed, amended and approved minutes from 11/18/2018 meeting.

#### Summary of Treasurer's Report:

1. Delinquencies increased by \$840 at end of November to \$5,905; 21 owners vs. 16 at the end of October.
2. Owner of 1612 FL has a balance of \$1,040. Mel sent a letter to owner threatening to file lien with the County and will do so if owner does not respond.
3. Fidelity account balance, \$91,731.00. E trade account balance, \$69,542.
4. Monthly report from Bottom Line was not available because of the early date of this meeting.

#### Maintenance Report:

1. Mel and Jane installed faucet covers on the front and rear of all units—thank you!
2. Reynolds Electric repaired two outlets in HOA rental in addition to replacing two globe lights in field area and two side lights at 1519 and 1565 FL.
3. Painters continue to paint siding that was replaced last summer, as weather permits.
4. Gutter cleaning was completed by Cascade Roof Care in December. They also installed screens to stop acorns from falling into downspouts.
5. Highland Tree service removed damaged limbs from the tree adjacent to 1522 FL that were likely caused by a large truck hitting them.

#### Old Business:

1. Opinion received from attorney concerning responsibility for repairs of attic and crawl spaces for each unit. The opinion was that owners are responsible.

#### New Business:

1. We will contact attorney to obtain assistance writing a resolution for owners concerning their responsibility of maintenance and repairs in attic and crawl spaces.
2. Further discussion was held concerning owner of 1522 refusal to allow work to be done to the exterior of his unit. It was decided to ask the HOA attorney to write a letter, defining the responsibility of the board for maintenance of landscaping and exterior maintenance of all units. We also discussed his request for limbs to be removed from tree adjacent to his unit. The HOA arborist inspected the tree and said those limbs did not need to be removed.

3. Rexius reported a dead deer behind 1621 OP. ODFW will be contacted about removal. Owner of 1590 reported a dead possum under her unit. She removed and disposed of it. Another resident found a dead rat and removed it.

Compliance Report: Jane

Complaints regarding units, 1434 and 1470, dog poop and barking.

1434, notice and residence guide left at door. Made personal contact with occupant on 12/9/2018 to make sure it had been received. Pleasant discussion was had.

1470, talked directly with resident concerning dog poop and barking. Left her with residence guide.

Compliance book was passed on to Mel.

The next meeting date is Sunday, January 20, 2019 at 1590 FL.

Submitted by Jane Hackett, substituting for Eileen Ruiz, Secretary.