

SUNSET MEADOWS MEETING MINUTES
Sunday, July 19, 2015, 5:00pm
1534 Fethers Loop (Melissa Cauthon's home)

Present: Laurel Hanley, Mel Huey, Kim Moore, Jacque Crombie, Kelley Weinman, and Melissa Cauthon

Approve Minutes: Minutes from June 17th and June 24th approved as amended.

Treasurer's Report

- Delinquency was \$7,044 at the end of June, an increase of \$899 from May.
- The preliminary budget for the next fiscal year was reviewed. A final draft will be presented and voted on at the next meeting.

Compliance Report

- Mel had compliance duty for June/July. 1614 FL was served a compliance notice for having an A/C unit in the front bedroom window. The owner promptly complied with the notice.
- Jacque will have compliance duty for mid-July to mid-August.

Maintenance Report

- The roof at 1582-88 will need replacement soon within the next two years. This will be planned for the next fiscal year (August 2016), unless Fred suggests it needs to be done sooner.
- The board had previously spoken to a company to have the roofs of the carports cleared of debris and were told it is best to do in the summer when everything is dry. The board will follow up on this now and see about having it done.
- It has come to the attention of the board that some handles of water shut-off valves are broken or missing. The board will work on replacing these.

Old Business

- The attorney has allowed for a word change in the insurance amendment and supplied a copy of the amendment to be signed by the president and secretary of the board. The amendment will be signed and adopted.
- The board planned to receive a report from the landscape committee but no members of the landscape committee came to the meeting.
- The landscaping bid from ProGrass was reviewed. The board voted to remain with Rexius at this time, but if the need to change landscapers arises, new bids will be explored.
- The board had an abandoned car (a red Chevy Beretta) towed on July 8th after a resident complained about it. Farwell's Towing towed it at no cost to the HOA.

New Business

- The board approved a request for a ductless heat pump installation at 1618 FL dependent that they sign an agreement to be financially responsible for removal/re-installation if required for exterior maintenance.
- The board will add an addition to the Resident's Guide due to the growing requests for installation of exterior fixtures. These could add additional costs in the future if they ever had to be removed and re-installed due to required exterior maintenance. The board wants

it to be clear that it would be the owner's responsibility to have the item removed and re-installed if necessary.

Next meeting is on Wednesday, August 19th, 2015, 6:30-8:30 pm at 1569 Fethers Lp.

Respectfully Submitted by Kelley Weinman, secretary.