

SUNSET MEADOWS MEETING MINUTES  
Wednesday, June 17, 2015, 6:30pm  
1569 Feters Loop (Laurel Hanley's home)

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

Guests Present: Joan, LiDona, Sandy, Janis, and Helen.

Janis suggested starting a landscape committee due to their dissatisfaction with the quality of landscaping work being done. This would involve a weekly walk through to inspect what work was done and the quality of that work. This would ensure that Rexius is fulfilling the full extent of their contract. Janis will head the committee, joined by Helen and LiDona. Any areas of improvement noted by the committee will be brought to the attention of the board so it can be addressed with Rexius.

LiDona is interested in installing solar panels on her roof and wanted to know if this would be allowed per HOA rules. More research will be needed to determine if the small square footage allowed by the roof allow the panels to produce enough energy to be feasible. LiDona will gather more information, but it does not seem completely unallowable depending on structure and appearance of panels.

Joan addressed the board regarding the level of noise at the pool. Other than staffing someone at the pool at all times to enforce pool rules and noise levels (which is not a cost effective solution), there does not seem to be an easy or obvious solution. The board is open to suggestions.

Helen brought up the issue of water build up at the patio of 1564 FL during the winter rains. She proposed the installation of a drainage system. Fred has already begun looking into this.

Approve Minutes: Minutes from May approved as amended.

#### **Treasurer's Report**

May's delinquency was \$6,145, a modest decrease of \$380 from April. The decrease was mostly due to one person paying their past due.

#### **Compliance Report**

- Laurel had compliance duty for May/June. 1466 FL had a large tent in the backyard and a kiddie pool in front. They were removed the same day a compliance notice was served. 1614 FL received their third notice for noise, which included a fine of \$25. 1565 FL received a driving warning to not speed through the complex.
- Mel will have compliance duty for mid-June to mid-July.

#### **Maintenance Report**

- Dry rot repair continued throughout the month. Fred has 3 obstacles to his dry rot repair that were discussed.
  - 1625 FL – Additional fencing was built on the back of the unit. This will have to be removed to allow access to the dry rot.
  - 1623 FL – A cat door was discovered installed at the back of the unit. This will have to be removed and sided over.

- 1604 FL – An air conditioning unit is adjacent to the wall by the rear storage. We will look into options with the owner to move it away temporarily to allow access.
- Fred replaced a section of fence at 1611 FL.
- 1548 FL had a water damaged door jam repaired.

#### **Old Business**

- Pool opened June 5<sup>th</sup>. Thanks to volunteers for making it happen!
- Mel is still trying to get bids from contractors for the more extensive dry rot repair needed along 1582-1588 FL. Work is trying to be arranged for after August 1<sup>st</sup>, which is the beginning of the next fiscal year.

#### **New Business**

- Solar Assist was here on June 12<sup>th</sup> and fixed two minor leaks. Everything with the re-installation of the solar panels after the re-roofing is now completely finished.
- A resident asked about umbrellas for a couple of tables by the pool. The board will look into options.
- Pool bathrooms are currently being cleaned (very generously) by one of our residents and a better solution is needed. The board will look into cleaning service options.
- A bid was obtained for power washing the sidewalks and pool areas. Individual resident patios could be done as well for an additional cost. It seems though that the Fall would be a better time to have this completed, after pool season to avoid times of higher foot traffic.

Next meeting is on Wednesday, June 24, 2015, 6:30-8:30 pm at 1569 Fethers Lp.

Respectfully Submitted by Kelley Weinman, secretary.