

SUNSET MEADOWS MEETING MINUTES
Sunday, September 13, 2015, 5:00pm
1569 Feters Loop (Laurel Hanley's home)

Present: Laurel Hanley, Mel Huey, Jacque Crombie, Kelley Weinman, Melissa Cauthon, and Bill Seidler

Absent: Kim Moore

Guest: Janis Hubbard

Janis presented findings by the Landscape Committee. The committee found that everything looks well edged and that most of their concerns have been addressed. Some things they found are: There are tree roots growing under 1582 FL that could potentially disrupt the foundation. It appears that the irrigation spout at 1596 FL is not working. A tree in front of 1562 FL needs to be pruned higher. A fence at 1526 FL needs repair. 1498 FL has a dirty rocky area that is not very appealing and needs to be addressed. The board asked the committee if they could work on special projects. The committee will get back to us.

Approve Minutes: Minutes from August 19th approved.

Treasurer's Report

Delinquency was \$6,880 at the end of August, a decrease of \$645 from July. The decrease was mostly from one owner paying. There were a total of 26 people past due, but only 5 were more than 1 month delinquent.

Compliance Report

- Kim had compliance duty for August/September. There was nothing to report.
- Melissa will have compliance duty for mid-September to mid-October.

Maintenance Report

- The board is still waiting for a bid from Cascade for the gutter and carport cleaning. The board received a bid from Eugene Gutter Services but the bid was for \$20,000. This bid will not be accepted. Willamette Valley Landscape is coming out in the next week to give a bid.
- The board received and accepted a bid from Home Insulation to do some needed work in crawlspaces.
- The two water meter shut off valve handles that needed further repair have been completed. Mel did one, and Fred did the other.
- Fred repaired several outdoor lighting issues, along with more dry rot repair. There isn't much dry rot repair left.
- The next project proposed for Fred after the dry rot is completed is to inspect/repair downspouts and fence repairs.

Old Business

- The Annual Meeting date has been scheduled for Tuesday, October 20, 2015, at 6:30 pm at Living Hope Church.
- Notices were put on everyone's doors about the importance of keeping dumpsters locked and there has been a vast improvement in the dumpster situation.

- The pool was closed for the season the day after Labor Day due to volunteer burnout and pool cover damage.
- Mel is working on the repair of the pool cover. A sample of the damaged portion was sent in for the warranty program.
- The pool cover needs the roller to be either repaired or replaced. This will be done after the winter, but before the next pool season.

New Business

- Requests to install ductless heat pumps at 1575 FL and 1561 FL were approved.
- The board discussed some tenant issues at two different rental units.
- An insurance claim has been requested at 1622 FL due to a broken water heater. The board is in the process of reviewing the adjuster's worksheet with our insurance agent. Parts of the claim require further clarification.
- The Resident's Guide was revised to add a clause addressing ductless heat pumps and a clause addressing the board's recent insurance resolution. Copies of the updated Guide will be mailed to all owners with the Annual Meeting Notice.

Next meeting is on Sunday, October 18th, 2015, 5-7 pm at 1569 Fethers Loop.

Respectfully Submitted by Kelley Weinman, secretary.