

**Sunset Meadows Board Meeting
Thursday, July 7, 2011, 6:30pm**

Location: Stan Kambly's home, 1474 Feters Loop

Present: Stan Kambly, Mel Huey, Monica Haaland, Miriam Satein, Eric Blondin, Craig Voris and Larry Senn.

Absent: Laurel Hanley (Laurel was ill, Lisa Davis resigned from the board).

The meeting was called to order at 6:40pm.

Maintenance Report – Craig Voris (report submitted & attached to minutes)

1438 – repair was made on the outside faucet and the damage inside the closet (dry rot repaired and carpet replaced – cost about \$40.00).

1545 – sprinkler main was broken. Mid State Excavating repaired and replaced side walk.

Sprinklers – not all sprinklers are working. Mel will contact Rexius and Craig will meet with them.

New roofing started on July 6th (units 1533-45). Evergreen asked for new contract.

Craig had to pay \$45.00 out of pocket and asked that the Visa limit be raised to \$1,000.00 (due to billing cycle). The board approved the increase. (Larry suggested getting accounts at businesses used.)

Craig asked for mileage reimbursement while on association business.

Board approved \$.60 per mile.

**The May 19th board meeting minutes were approved with one change.
(The Board did not meet in June).**

Treasurer's Report – Mel Huey (submitted monthly report from Bottom Line; also submitted an updated delinquency report.)

Delinquency summary: A total of \$19,444 was due at the end of May – an increase of \$419.

Altogether 20 homeowners were past due at the end of May, but 5 homeowners accounted for \$16,709 of the past due amount. Repayment arrangements have been made with 4 of the serious delinquent. Only one homeowner (1519) is a skip and current balance of \$6,185 is likely to be a write-off. Mel researched hiring a skip tracer and it doesn't seem worth the cost. The board approved writing this off. The unit is in foreclosure and the debt can be collected even after writing off.

A resolution was made and approved by the board that Melvin R. Huey and Stan E. Kambly will be authorized to conduct business on the E-trade, Fidelity and Washington Mutual accounts.

Compliance

Miriam is on compliance for July.

Old Business

Pool – Susan Sandhorst and Claire will be co-chairs. A new heater has been installed and the pool is open.

New Business

Mel had a few new keys made for the Association mailbox.

The board approved a request from Joe Lowery to have a hand rail installed outside his front door.

Next Meeting: Thursday, August 25th at 6:30pm at Miriam's home: 1617 Oak Patch.

Meeting was adjourned at 8:50pm.

**Respectfully submitted,
Monica Haaland, Secretary**