

## **Sunset Meadows Board Meeting Thursday, October 28th, 2010, 6:30pm**

**Present: Stan Kambly, Laurel Hanley, Mel Huey, Monica Haaland, Miriam Satein, Lisa Davis, Eric Blondin, Dick Laliberte.**

### **Maintenance Report – Dick Laliberte**

Drain pipe in NE corner drain pipe backed up – Chapman plumbing recommends water jetting with blades from manhole to the storm water drain. Approximate cost: \$315.00 (2 hours labor). The board approved this project. **(full report submitted & attached to minutes)**

**Landscapers** – the current Landscaper's contract is up at the end of December. Rexius will do the job for \$500.00 less per month. (Current landscapers – Yard Transformations since June 2007) Mel & Dick will do reference checks. The board agreed it would be a good change pending references.

### **Treasurer's Report – Mel Huey (Monthly report from Bottom Line submitted)**

Dues will be going up to \$135.00 starting in January. Home owners were notified in the Annual Meeting Notice. (Do we need a reminder to go out?)

Delinquency report was also submitted. There was discussion about talking to a lawyer about the ramifications of foreclosing on a unit. The board approved Mel talking to lawyer Dean Kaufman about this issue.

Mel will also follow up with some owners about arrangements to pay back dues.

### **Old Business**

**Time line of new roofs** – Next June the last 18 older units will be done at a cost of \$46,000.

**Outcome of S. K.'s dog training program** – The owner and dog no longer live here, however, the outcome of the training is unknown as the board never received a certificate of completion. It was mentioned that an owner sent a letter disagreeing with the fact that the board paid for this dog training. The board agreed that this is not a precedent we want to set for the future.

### **New Business**

**How to handle compliance issues** – There was discussion about this and the board decided to rotate months. Laurel will post the schedule. (Nov – Monica; Dec – Lisa; Jan – Miriam; Feb – Eric; March – Stan; April – Mel; May - Laurel.

**Mailing of By-laws and Residents Guide to owners** – A few changes were made to the Residents Guide. Mel will e-mail new guide with changes to board for final review.

**Next Meeting: Thursday, Nov 18<sup>th</sup> at Stan's place: 1474 Feters Loop.**

**Possible new business for next meeting: Web-site; North sign replacement.**

**Meeting was adjourned at 8:55pm.**

**Respectfully submitted,  
Monica Haaland, Secretary**