

## **SUNSET MEADOWS BOARD MEETING MINUTES**

### **Thursday, August 18, 2022**

**Present:** Marilyn O'Malley, Mel Huey, Lisa Armstrong, Sandi Patton, Jane Hackett, Rebekah Rossberg, Monica Haaland

**Meeting called to order at 6:35pm**

#### **Approval of the Minutes**

Approval of July 21, 2022 minutes: Motion, Seconded, Approved

**Homeowner Remarks:** None

#### **Treasurer's Report - Mel**

- Net income for July: \$21,116.
- Total insurance bill paid for August 2022 - July 2023 (\$45,000.)
- Delinquency decreased by \$506 in July for a total of \$5,390. There are 23 members past due of which 5 people were over 2 months delinquent.
- Final Budget Proposal for 2022-2023 was approved by board members via email.

#### **Maintenance Report - Mel**

Irrigation - On August 1st Mark Jackman of Graham Landscaping got all irrigation zones working after discovering a break in the wires to irrigation valves. Then Tamy and Eric pointed out a mud hole in front of their unit by their parking spot. After much digging, determined the source was a main irrigation line. Mark will be back Friday, August 26th to repair pipe. Mel is working on digging and root cutting to expose pipe for repair.

Electrical Problem with Lights on North Entrance - Oregon Electric fixed the problem; lights are now working.

2 pole lights have burned out. Bulbs will be purchased and replaced in near future.

- Jeff Jeppe will be working on fences & storage sheds after current project completed.
- Jeff Plummer will be here in late August to work on gutter drainage.
- Northwest Siding has been working since August 9th & should finish before the end of the month. There have been a few problems with clean-up reported by residents and those are being dealt with by Mel and Jane.

#### **Compliance**

- Resident complained about a neighbor being loud, dropping garbage and leaving it strewn about outside, and having guests whose pot smoking drifted into his unit.

- Resident complained about a neighbor yelling at 6:30 am with doors and windows open

#### Upcoming Compliance:

Mid-August to mid-September: Sandi

Mid-September to mid-October: Jane

### **Old Business**

#### Landscaping updates - Jane

- Berenger has a new employee, Cory. Berenger is considering purchasing an electric large mower (his company is advertised as "Clean Air..."). He is currently using a gas powered large mower and electric powered small mowers, weed whacker & blower. There was a discussion about what to do in fall about a leaf mulcher which are mainly gas powered. This topic was tabled for now.
- Pool Committee - Jane - Tentative date for closure is September 15th.
- Community Garden - Monica
  - Tamy would like to thank Mel for mulching the Blueberries in Spring and Jane for attending our July Meeting.
  - Also, thanks to all who helped with the meeting: Marilyn, Michael, Barbara.
  - Thanks to all for help keeping up with weeding, cutting grass along outside perimeter and filling barrel with water.
  - Also, LiDona commented that the garden is great for our community morale (even if our harvest isn't great)

#### Owner Insurance for Interiors - Marilyn

At our last meeting Marilyn reported that she spoke with our attorney, Brian Cox. He urged her to go back to the board and ask for a vote to require full replacement coverage (for Interior of unit). HOA is responsible for Exterior. This was approved by board via email vote. Marilyn signed legal document before a notary which will be filed with Lane County as third amendment under insurance Recitals. This new requirement will go into effect on January 1, 2023.

#### Maintenance Log - Marilyn and Tamy are working on the Maintenance Log.

Reserve Study - Marilyn will forward the email she received from Gene Bicksler. Study could cost between \$1500 & \$2500.

Bids for Security Cameras - We received a bid from Vivotek Security Solutions (for whom Vince Wright works). Mel, Sandi, Vince, Michael & Marilyn did a walk through with Vivotek rep and concluded installing cameras anywhere electricity wasn't already available would be very costly. In addition this system would require internet which would be installed in storage shed near pool bathrooms. Two cameras could be mounted on that building and on the pool shed facing east.. Vivotek offers an option to buy equipment for \$5,873 or rent over a 36 month period at \$186 per month. Installation fee would be \$1,054 & internet fee approximately \$75 per month. This topic is still under discussion.

### **New Business**

**Annual Meeting: Saturday, October 1, 2022 at 2:00pm in Meadow next to Community garden.**

Board members will prepare envelopes to be mailed to non-resident owners and hand delivered to owner occupied units.

### New Projects Approved

1564 - Ductless Heat Pump installation approved

1575 - 3 windows on South wall approved; Garden window approved; 2 new outside light fixtures approved

**Meeting adjourned at 8:35pm**

**Next Meeting** - Thursday, September 15, 2022, 6:30pm at unit 1452.

Submitted by Monica Haaland