

Sunset Meadows Board Meeting

November 13, 2012 (Revised on 1/01/13)
1617 Oak Patch Road, Eugene, Oregon

Present; Laurel Hanley, Monica Haaland, Lisa Armstrong, Bill Sielder, Jacque Crombie, Mel Huey and Miriam Satein

Also present was Craig Voris, maintenance manager.

MAINTENANCE REPORT

- Carport and painting interrupted by weather though all units were caulked in Oak patch cul de sac. Outside faucets are all covered. Covers were \$1 each. Craig purchased 74 covers. There was a discussion about Craig taking covers off next March to conserve funds.
- Craig gave Tree Pro bid to board
- Reynolds did electrical work as planned repairing light fixture in dumpster area in front of 1446 and 1448.
- Concern was expressed about lack of light near pool and east recycle area
- Ideal time to power wash back patios was considered. Craig felt winter is not the best time due to saturated ground or freezing conditions. He feels August or September are the ideal months.
- Still unclear if Craig will take on some of the maintenance of the pool. Perhaps he could begin by monitoring the leaves on the pool and using the skimmer as needed.
- Dumpster locking....will we key them to be the same in an effort to reinstate locked garbage bins
- Board and Craig discussed possibilities for new porch lights.

APPROVE MINUTES

The minutes to the October 2, 2012 board meeting were approved as amended.

TREASURER'S REPORT

- Delinquency remained rather flat for the two month period. At the end of October it was \$16,876.
- 49% of units are filled by renters.
- Mel spoke with two attorneys one of whom felt that it was not financially beneficial to pursue some of the delinquencies.

COMPLIANCE REPORT

- Board signed up for compliance duty....Dec., Bill...Jan., Miriam...Feb.,
- Monica...March, Lisa...April, Mel...May, Laurel

- No pressing compliance issues

OLD BUSINESS

- Rexius did some tree trimming of lower branches. Laurel had to call to get assurance that grass will be mowed. Leaf pick up took two days to complete.

NEW BUSINESS

- New board member Jacque Crombie concerned about the lifted sidewalk at 1605 Oak Patch and buckling siding.
- Discussed the possibility that Tree Pro will deal with the situation.

NEXT MEETING

- The next board meeting will be at 6:30 on 12/18/2012
At Bill Sielder's home, 1528 Fethers Loop.

Respectfully submitted,
Miriam Satein, co secretary