

SUNSET MEADOWS ANNUAL MEETING MINUTES

Saturday October 27, 2018, 2-4 pm

The Oaks at 14th, 1424 Oak Patch Road

Laurel Hanley – president; Mel Huey-treasurer; Sandi Patton, Lisa Armstrong, Sandy Walpole, Eilene Ruiz.

Christine Cochran and Miranda Boyd both served as secretary this year.

We want to thank The Oaks at 14th for allowing us to use this lovely facility!

Also a big thank you to the pool committee co-chairs Sandy Walpole and Katie Strand for coordinating the volunteer schedule, as well as many other tasks. THANK YOU ALL!

The minutes from the 2017 Annual Meeting were approved.

Treasurer Report

Mel presented the treasurer report for the previous year August 1st to July 31st.

Mel presented the budget for the current year and homeowner dues will not be increased, remaining at \$155 per month.

There was discussion about Hardy Board for siding replacement. Northwest Siding determines what type of board will be used.

Special Projects would include electric lighting repair, plumbing beyond regular maintenance, crumbling curbs, dry rot repair. The main focus will be for the residential units.

Review of 2017-2018

Dry rot was repaired and siding replaced by Northwest Siding. New areas will be painted soon.

Speed bumps were repainted.

Gutter cleaning was done by Cascade Roof Care in December.

Cascade Roof Care applied moss killer to roofs in February 2018.

Highland Tree Service is doing trimming and pruning in the complex.

The HOA rental unit at 1571 was vacated by tenant of 7+ years. The unit was completely painted, carpeting was replaced, new vinyl windows and patio door were installed along with other smaller updates and repairs such as garbage disposal and bathroom sink. The unit was then rented to new tenants for \$950 per month.

Oregon Electric Service and Reynolds Electric did a number of repairs on breaks in the line affect globe lights, ground lights and flood lights.

Thomas Pool Service replaced bearings in the pool pump. Mel emptied and refilled the pool twice before the pool opened. A new roller was purchased for the pool cover.

Bark mulch and soil were provided for residents' use. We doubled the amount this year, four yards each of hemlock bark and soil.

Swimming Pool

Sandy Walpole gave a report on the activity of volunteers for the pool committee. Lisa Armstrong once again volunteered to clean our bathrooms for minimal compensation. Thank you Lisa!

The pool was able to be open seven days a week this year because we had enough volunteers to cover all the shifts. We will need more volunteers for the 2019 summer. THANK YOU, Board, for the new roller.

The entry lock will need to be replaced in order to stay in compliance. The drain on the pool will need to be replaced according to regulations in order to stay in compliance. Estimated cost \$200.00.

Maintenance

Mel reported we are looking for a new maintenance contractor. Mel continues to help with some of the maintenance.

Crawl spaces are the responsibility of the homeowner. We believe the attics are also the responsibility of the homeowner and we are seeking a legal opinion to confirm.

Mel asked the residents of newer units to inspect their attic space.

Based on the Planned Community Act, we are townhomes, not condos, and homeowners own the land under their unit.

Landscape Report

Sandy Walpole reported that the brown areas that appear on the lawns in summer are not weeds but bent grass. These brown spots will turn green as we continue to get consistent rain fall.

One resident is concerned about the excess of weeds.

Owner of 1555 FL requested bush in front of her unit get trimmed.

One resident is concerned that after bushes are removed, there is a dip in the ground that collects water. Recommended that dirt be used to fill these holes.

Homeowners Insurance Reminder

Laurel reminded all homeowners they should have “building property condo insurance” in addition to coverage for their possessions and liability insurance. Any claims filed on the HOA policy would require a \$2,500.00 deductible for the homeowner.

Ductless Heat Pumps

They must be approved by the board prior to installation. They can only be installed on the patio or the soil area immediately next to the patio and not in the common area.

If the front bedroom is having a unit installed, it must be done through the attic from the back of the unit and no casing/wires can be on the front of the unit.

Use “Special Project Request” form, which can be found on our website.

www.sunsetmeadowseugene.blogspot.com

Owner is responsible for cost to remove any parts from the siding if siding repair, replacement or painting is required.

NEW BOARD ELECTED FOR 2018 – 2019

Laurel Hanley – president

Mel Huey – treasurer

Eilene Ruiz – secretary

Lisa Armstrong

Kate Fieland

Sandi Patton

Jane Hackett

Christine Cochran made a motion to accept the new board members and Sara Gore 2nd.

Respectfully submitted

Eilene Ruiz - secretary