

Sunset Meadows Board Meeting
August 30, 2012
1561 Feters Loop, Eugene, Oregon

Present: Laurel Hanley, Mel Huey, Monica Haaland, Lisa Armstrong, Bill Sielder, Miriam Satein, and Kim Moore.

Also present was Craig Voris, maintenance manager.

MAINTENANCE REPORT

- The board discussed the upcoming asphalt repaving project scheduled to begin soon. Craig was asked to contact Western Asphalt to confirm the date and instruct them to begin work on the north side of the community. Mel volunteered to prepare and distribute notices to the residents. Craig agreed to be onsite to provide answers to any questions the pavers might have as they started the project.
- Craig will call Tree Pro regarding
 - Grinding the stump in the central grassy area, and
 - Removing the sweet gum tree in front of 1468. The board asked Craig to obtain an estimate of the cost of the project and get a tentative date on their books, possibly after the leaves have fallen.
- There was discussion on general tree trimming. Per the community's contract with the landscapers, Rexius will take care of branches up to 16 feet at no charge as part of the monthly maintenance agreement. It was suggested that they begin trimming trees and nonflowering bushes. Mel said he would ask Rexius if someone with expertise can trim the flowering and ornamental bushes and shrubbery. At a future date, the board will also look into having someone else come out, such as Tree Pro, to give an estimate for trimming branches taller than 16 feet off the ground.
- The board discussed the possibility of talking with Rexius about planting some decorative plants alongside some of the units. It was decided with this board's term winding down that this might be a better discussion for another meeting.
- Craig has been painting carports and garbage/recycling enclosures in a path following the painting of the condos. He hoped to be finished before the start of the paving on 9/4/12.

APPROVE MINUTES

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

TREASURER'S REPORT

- The total delinquency as of July 31, 2012, was \$15,731, which was an increase of \$765 from June. There was little progress in reducing delinquency.

- Mel presented the August 1, 2012, to July 31, 2013, budget to the board. The special projects for 2012–2013 include painting the remaining new units, painting a portion of the old units (with the completion of that being finished in August 2013), paving the parking lot, roofing, and tree work. A detailed explanation of the budget will be offered at the annual meeting in October.
- After these special projects are complete, it may be time to take a serious look at the community's irrigation system.
- The board discussed talking with an attorney about foreclosure action regarding the most seriously delinquent unit in homeowner fees.

COMPLIANCE

Laurel was the compliance officer for August. Several reminders were issued to residents about not having air-conditioners in the front windows of the units. Mel will be compliance officer for September.

OLD BUSINESS

The board has worked diligently with applicable owners to coordinate the painting of the front doors on the units that were painted this summer. It was difficult in some instances because some of the units were empty.

NEW BUSINESS

Due to the length of discussion on the matters mentioned above, no new business was discussed at this meeting.

NEXT MEETING

The next board meeting will be at 6:30 p.m. on 10/2/12 at Monica's home, 1570 Fethers Loop.

Respectfully submitted,
Kim Moore, cosecretary