

Sunset Meadows Board Meeting
Wednesday, May 14, 2014, 6:30 PM, at Laurel Hanley's Home

Present: Laurel Hanley, Jacque Crombie, Bill Siedler, Mel Huey, Lisa Armstrong, Kelley Weinman, Melissa Nelson, and Joe.

Approve Minutes: Minutes from the April 9th Meeting approved.

Treasurer's Reports:

- Delinquency decreased in April by \$2,895 to a total of \$1,9283, the lowest reported since February 2013!! Two sizeable delinquents paid off their past due balance. Our attorneys still have not informed us on the progress of the foreclosure on our largest delinquent account which accounts for 2/3 of all past due.
- Some residents are still paying \$135 per month. Contact has been made or attempted on all these to make sure they pay the \$145/mo.

Compliance:

- The large number of unsupervised children at 1612 running around is still a great concern and liability, especially with the summer months and pool hours coming up. A written notice was sent on 4/28. The owners have 30 days to respond.
- A compliance notice was issued to 1625 pertaining to a structure built onto the back of the unit, to be remediated as soon as possible.
- Jacque is on compliance till mid June. The new compliance schedule moving forward is:
 - June-July: Laurel
 - July-August: Mel
 - August-September: Kelley
 - September-October: Lisa

Maintenance:

- Fred did more dry rot repair and primed and painted it to match the rest of the exterior. He will continue dry rot repair on the newer units once he is completed with the older units. He will also paint once the repairs are finished.
- Cabinet flooring under the kitchen sink was replaced at 1594 due to dry rot damage.

Old Business:

- We now have earthquake coverage included in our insurance coverage. We purchased earthquake insurance for \$13,500 for the year. This comes out to \$10.50 per unit per month.
- We have attempted to get other bids regarding the irrigation repair. No one else in town seems to be able to do jobs of our size. We will have Rexius do the

repairs and the spring startup. Mel has made arrangement with Kevin at Rexius to do the irrigation repairs on the north driveway of FL.

New Business:

- Pool: Martin recommended that we empty the pool halfway then refill it and to do this twice in order to cycle out and clean the water. Mel did this. The pool cover is due for replacement. The estimated cost is \$250. This will need to be done sometime this summer. The turbo pump keeps malfunctioning and needs replacement at an estimated cost of \$500.
- Before the pool can open, we need a pool committee. A flyer will be sent out to get interest. The pool cannot be open without a committee.
- We changed the lock on the bike shed due to theft. Contact Mel at 541-915-0788 if you wish to arrange to get the code.

Next Meeting: June 18th at 6:30 at 1544 Fethers Loop.

Respectfully submitted by Kelley Weinman, co-Secretary