

SUNSET MEADOWS MEETING MINUTES
Wednesday, December 17, 2014, 6:30pm
1544 Feters Loop (Kelley Weinman's home)

Present: Jacque Crombie, Bill Siedler, Mel Huey, Kelley Weinman, and Melissa Cauthon
Regrets: Laurel Hanley, Kim Moore

The meeting commenced with a visit from Carol, a resident of Sunset Meadows. She brought to the attention of the board several concerns.

1. Various compliance issues with neighbors. These include numerous cigarette butts littering the ground, late night parties and noise violations, and 3-4 vehicles parked overnight.
2. A proposal to begin the research/process needed to possibly become a smoke free community.
3. A complaint against the yard work performed by Rexius. The mowers used by Rexius mixed with the wet ground has led to many bare muddy tread marks and many grassless muddy areas.

Approve Minutes: Minutes from November approved as amended.

Treasurer's Report

- Total Delinquency increased by \$595 to \$6,640. Some of the increase was due to the end of the month being on the weekend as \$790 was collected in the first days of December.

Compliance Report

- Mel was on compliance. 1432 is now parking their extra vehicle on Oak Patch but are asking for a reduction in the total fine of \$150 they received while parking more than two vehicles. Due to the absence of two board members a decision is still pending. If any leniency is granted though, there will be no courtesy warnings for any future parking violations by 1432.
- A noise complaint was served to 1515 and is now resolved.
- Two notices were issued to 1614, one for noise complaint and one for parking more than two vehicles.
- Jacque will be on compliance duty mid-December to mid-January.

Maintenance Report

- Fred repaired a small drip at 1548. He is trying to see if there is still a leak or if the roof issue is fixed. He is waiting for the next rain to check.

Old Business

- McCartney tree service came and trimmed several trees that needed trimming.
- Cascade Roofing and Siding are scheduled to do the gutter cleaning. They will also de-moss roofs while doing the cleaning.
- Cascade Roofing was asked about cleaning the tops of the carports. They recommended that it be done in the summer when the leaves are all dry.
- Board members of the HOA placed faucet covers the Sunday after the meeting to prevent any problems caused by freezing temperatures.

- Follow up work is still needed underneath 1438 per sale inspection. The HOA Board is looking for someone to complete the job.
- There is no response yet for St. Vincent's about dead trees on the adjoining property on the south side of Feters Loop. Laurel will follow up.
- A mailing was done to all homeowners regarding:
 - Association Insurance changing on January 1, 2015 to \$2500 deductible.
 - Notice of monthly dues increase to \$155/month as of January 1, 2015.
 - Information sheet on how to turn off water and electricity in an emergency.

New Business

- Raised sidewalks: There are several spots where the sidewalks have been raised due to root growth. The board will begin to look at options and bids to even out the sidewalks.
- Due to the absence of two board members, the process to change the wording of the CC&Rs was tabled until the following month.

Next meeting is on Wednesday, Jan. 14, 2015, 6:30pm at 1569 Feters Lp.

Respectfully Submitted by Kelley Weinman, secretary.