

SUNSET MEADOWS MEETING MINUTES

Sunday, February 19, 2017, 5:00pm 1452 Fethers Loop (Sandi Patton's home)

Present: Laurel Hanley, Mel Huey, Christine Cochran, Jacque Crombie, Herb Lincoln, Lisa Armstrong, Sandi Patton

The minutes of the January 15, 2017 meeting were approved.

Treasurer's Report

- Approval of January 2017 treasurer's report.
- Delinquency in January decreased by \$1,030 to a total of \$4,100, the lowest in several years. There were 21 delinquents of which four were more than two months past due on monthly assessments. The biggest delinquency is the result of a fine.
- Mel is working on a 30+ year reserve study.

Compliance Report

- Jan – Feb compliance: Mel
- Discussion of compliance issues. #1592, #1565, #1519
- #1567: Work truck parking violation. CC&Rs and verbal warning to be given to owner.
- Mid-February through mid-March: Herb

Maintenance Report

- Rexius completed drainage project behind 1568 FL.
- Cascade Siding completed gutter cleaning, moss killer application to roofs, and cleared branches off top of carports.
- Thermostat in men's bathroom repaired.
- Mel to give Devin list of downspouts and splash guards.
- Electrical repairs: two ground bulbs are still out.
- Paint (trim paint) needed on 1567 after owner had windows replaced.
- Lane Apex cleaned out all dumpster enclosures, at our request, for free.
- Other: Fences in summer (done by Joe) resulted in accidental busted pipe. Owner paid bill and Emerald Property Management requested reimbursement for him. HOA paid half, \$99, because this was not an authorized repair.

New Business

- Special request for window addition at #1472: Approved
- Report from board members who attended HOA Foundations Workshop.

The next meeting is scheduled for Sunday, March 19, 2016, 5pm, at 1569 Fethers Loop.

Respectfully submitted by Christine Cochran, secretary