

SUNSET MEADOWS BOARD MEETING MINUTES (**unapproved**) held Thursday May 20, 2021

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Dave Hubbard, and Marilyn O'Malley
Home owners: Sara Gore, Monica Haaland

Call to order at 6:08 PM

Home Owner Forum

Monica Haaland (1570) discussed steps she has taken to mitigate a pest problem around her unit. She had a contractor inspect the area around and under her unit, setting traps under and examining the vent screen condition. They recommended the vent screens be replaced, which she had done. Two rodents were initially caught but none have been captured in the past 7 days. Trap monitoring will continue for the next 3 months. She requested that the HOA share the costs for screen repair and pest control.

Approval of the Minutes

Jane moved to adopt the minutes from 04-15-21 meeting as submitted, seconded by Marilyn; motion carried.

Treasurer's Report

Delinquency increased by \$1,071 to \$5,279 in April. There were 20 members past due. Two units with \$1,500 of the past due amount are being sold and pay outs are expected.

Mel reported that expenses for the month were roughly \$8,000 higher than income for the same period. This was due primarily to some annual expenses that came payable and the \$2,500 in startup costs for the community garden. Future expenses for the community garden will be borne by the participating gardeners.

Jane moved that the Treasurer's report be approved, seconded by Marilyn; motion carried.

Maintenance – Mel Huey

- **Siding Repairs** – Northwest Siding has scheduled siding repairs for August
- **Leaky Hose Bibs** – The HOA will repair any leaking hose bib. Please let a board member know if yours is leaking.
- **Irrigation System** – The boring operation conducted earlier in the year has damaged parts of our irrigation system resulting in sections that are not working. Mel is working to resolve these issues and noted there may be significant expense with getting the system up and running. The board gave Mel approval to utilize resources at his discretion to resolve the issues.
- **Pest Control** – The issues raised by the owner of unit 1570 were discussed

Jane moved that the HOA take responsibility to manage and pay for rodent pest control around the property. This would include both vent screen repairs and actual rodent removal around or under the buildings. Residents that see rodent activity or vent screens in need of replacement are to report findings to a board member, seconded by Marilyn: motion carried. Home owners please inspect around your property and let a board member know if you see any indications/problems as mentioned above.

- **Parking Lot Sealing** – work is scheduled for completion by the end of July
- **Gutters** – Gutter leaks around the property are an ongoing problem.

Jane moved that a temp worker or contractor be hired to work with Mel to visually inspect all gutters to to evaluate overall condition, seconded by Sandi; motion carried.

- **Misc.**
 - A temporary water line to the community garden has been run. A permanent spigot will be placed inside the garden later in the summer.
 - New no-parking signs have been posted around the property. Vehicles illegally parked are subject to being towed.
 - Sidewalk repair at unit 1592 still needs to be scheduled
 - The doors at units 1444 and 1517 need to be painted

Compliance

- Marilyn reported:
 - Unit 1511 was asked to remove trash bags from public view, compliance was immediate
 - Unit 1601 has a non-operational car (front tire has been removed) parked in carport in violation of CCR's. A notice has been sent to the home owner but there has been no response. Unit owner will be fined and failure to resolve the issue will result in the vehicle being towed off the property.
- Mel Huey, 541-255-2741, will be HOA compliance rep until June 17, 2021
 - Lisa Armstrong – June 18 – July 15
 - Jane Hackett – July 16 – Aug 19

Landscape – Jane Hackett

- Jane reported that Fischer Pest control has recommended that all our rhododendrons and azaleas should be treated for a lace bug infestation. The initial cost would be \$700.

Dave moved that Fischer Pest control be hired to treat lace bug infestation, seconded by Sandi; motion carried.

- Jane met with unit 1634 owner to discuss ways to make the area under the large fir trees more useable and easier to maintain. Jane asked the board members to take a look at the area and present ideas for the area at the next board meeting
- Bear Mountain arborist completed a tree maintenance assessment and recommended minor pruning and trimming along with the removal of two or three diseased trees. Estimated cost is \$2400.

Dave moved that Bear Mountain be hired for tree maintenance operations at a cost of \$2400, seconded by Sandi; motion carried. Jane will manage the work.

Old Business

- **Recycling/trash** – problems still persist with residents not collapsing boxes and filling the recycle bins. Some trash bins are only being partially filled due to residents not lifting both lids to allow trash to be placed in both sides of the bin.
- **Updating the Resident's Guide** – Marilyn and Tamy have volunteered to review the current document from the standpoint of new residents and make recommendations to the rest of the board to update and clarify the guide
- **Community Garden Plot** – Marilyn reported
 - The community garden is complete, growing and looks great

- She has received positive feedback from residents that like it and feel it is a good use of HOA resources
- Contact Marilyn O'Malley at miomalley27@yahoo.com if you want to get on the gardener wait list

New Business

- **Special Project Requests**

- Unit 1568 submitted a request to install three 2ft x 2ft garden windows on the unit's end wall

Marilyn moved that the request be approved as submitted, seconded by Jane, motion carried.

- Unit 1486 submitted a request to install a heat pump

Jane moved that the request be approved as submitted, seconded by Marilyn; motion carried.

Meeting adjourned at 8:30 pm

Next Meeting – June 17, 2021, 6:00 pm to be held at unit 1452

Submitted by Dave Hubbard (HOA secretary)