

Sunset Meadows Board Meeting
Monday September 15th, 2014 @ 6:30pm at 1569 Feters Loop

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

Minutes from previous meeting were approved as amended.

Treasurer's Report:

- ~Delinquency increased by \$2,223 to a total of \$22,185. It should be noted that \$2,323 in legal collection costs was added to one account. Apart from that large addition, the delinquency was unchanged from the previous month.
- ~The sale of 1468, which we are foreclosing on, has been set for October 8, 2014. We need to make a credit bid of approx. \$17,000-\$18,000, the amount we need to recover delinquent dues and legal fees. There is another owner interested in purchasing the unit.
- ~ 1515 - continues \$200 payments as agreed since December. Have stopped late charges per Board as of May.
- ~ 1553 - was \$535 past due. They made a large payment in August and are now only \$155 past due.
- ~ 1603 - owes only \$45
- ~ 1612 - currently past due \$710.

In July there was a significant amount of net income, mainly capital gain on stock funds, which will not be taxed because capital gain was less than net losses. This was due to painting, repairs and other work recently done.

Compliance: Kelley was on compliance.

- ~ Car that was parked (not drivable and unlicensed) was removed upon request.
- ~1440 – Dog poop not being cleaned up was cited.
- ~ 1572 – Dog barking while occupants not home was cited.
- ~ 1545 - Clutter on the back patio, including numerous cigarette butts and bottles, was cited.
- ~ 1436 - There was a box with plastic laundry bottles in a carport that was full of used syringes. Box was securely stored, authorities were called, and property management company was requested to remove the box and dispose of properly.

Lisa will be on compliance for next period.

Maintenance:

- ~ Fred painted two doors that needed paint.
- ~ He will be doing more dry rot repairs on the newer units. Repairs have been completed on older units.

Old Business:

- ~ Reynolds Electric completed the electrical repair on the lights outside 1501-1517 FL at a cost of \$909.
- ~Driveway asphalt paving will be completed the week of Sept. 15th in the north and east rows.

~Insurance claims:

~ Dryer fire claim at 1488 was paid by the owner's insurance company after much debate about who was responsible.

- Responsibility for water damage to flooring from a leaking water heater at 1456 is being determined by owner's insurance company and Association's insurance company. At this time, it appears the Association insurance will be responsible.

~ Tenant's claim (1612) for injury on field to be paid by Association insurance.

~ We are considering raising the deductible that owners pay when they file a claim on the Association's insurance from \$500 to either \$3,000 or \$5,000. We will request more information on this from Tony Core, our insurance agent.

New Business:

~ Tree maintenance was tabled until next month's meeting.

~ Pool closure will be on Monday, September 22nd.

~ The board made several small revisions to the Residents' Guide, and copies will be mailed to owners with the annual meeting notice.

Next Meeting: October 15th, 2014 @ 6:30pm at 1569 Fethers Loop.

Annual Meeting is scheduled for Thursday, October 23, 2014 @ 6:30pm at the Living Hope Church.

Respectfully submitted by Melissa Cauthon, co-Secretary.