

SUNSET MEADOWS MEETING MINUTES
Saturday October 21, 2017, 3:00 – 5:00pm, The Oaks at 14th, 1424 Oak Patch Rd.

Laurel Hanley, board president, introduced and thanked board members Mel Huey-Treasurer, Christine Cochran-Secretary, Herb Lincoln, Lisa Armstrong, Sandi Patton and Jacque Crombie for their service to Sunset Meadows. Jacque Crombie resigned mid-year for health reasons.

Sunset Meadows wants to thank The Oaks at 14th for allowing us to use their community room for our annual meeting. Thanks also Lisa Armstrong & Herb Lincoln for picking up food and drinks for the annual meeting. Thanks also to the landscape committee members LiDona Wagner and Helen Lange for their contributions to the improvements of the grounds. Thank you all.

The minutes of October 17th, 2016 annual meeting were approved.

Treasurer's Report

- Financial report was given for the previous year. Sunset Meadows fiscal year runs August 1st – July 31st.
- The budget for the current year was reviewed and homeowner dues will remain at \$155 per month.

Review of 2016-17

- Dry rot was repaired, and siding replaced this summer by Northwest Siding on several buildings. Then the new siding was painted. They did an excellent job.
- New dumpster enclosure was built in the cul-de-sac. We had a cyclone fence enclosure installed instead of wood, with a self-closing door that unlocks with the pool key, with a possible 30-year lifespan.
- Landscape projects were completed by Mel and a temp employee at the dumpster areas near #1608 FL and #1621 OP. Mel also distributed a yard of mulch throughout the complex and did extra weeding in the field by the pool.
- McCartney Tree Service did extensive tree trimming and pruning in the complex.
- Lane Apex agreed to clean dumpster enclosures for free every other month.
- Downspouts were unclogged when possible, and splash guards installed when not possible.
- Gutters were cleaned, branches removed from carport tops, and moss killer applied to roofs that needed it by Cascade Siding and Roofing.
- Several board members attended the HOA Foundations Workshop offered by Vial-Fotheringham.
- Bark mulch and soil were provided for residents' use.
- Many smaller jobs/repairs completed, as noted in monthly meeting minutes.

Maintenance Report

- Devin Bair & Mel Huey are doing most of our repairs.
- 3 snow shovels will be purchased for residents' use

Swimming Pool

- Many thanks to co-chairs Herb Lincoln and Christine Cochran for coordinating the pool volunteer schedule, as well as many other tasks. Mel Huey was also instrumental in many ways with the pool's maintenance. A huge thank you to the other volunteers whose efforts allowed everyone

to enjoy the pool all summer! They include Claire Davis, Sandy Walpole, Brad and Sarah Sharp, Katie Strand, Jane Hackett, Sally Zimmerlee, Xander Taylor, and Jon Cochran.

- Lisa Armstrong once again volunteered to clean our bathrooms for minimal compensation. Thank you so much, Lisa!
- Recruitment of an adequate number of volunteers continues to be a challenge, and the pool was closed on Thursdays due to lack of volunteers.

Compliance Issues

- The board requested that two homeowners evict their tenants because of ongoing violations, and both homeowners complied.

Homeowner Insurance Reminders

- All owners should have building property condo insurance.
- Sunset Meadows has two types of insurance - earthquake with flood insurance included, and fire and liability.
- Sunsets Meadows insurance deductible was raised from \$500 to \$2,500 in 2015.

Ductless Heat Pumps

- Reminder that they must be approved in advance. They can only be installed on the patio or the soil area immediately next to the patio, and not in the common areas.
- If the front bedroom is having a unit installed, it must be done through the attic from the back of the unit, and no casing/wires can be on the front of the unit.
- Use "Special Project Request" form which can be found on our website (www.sunsetmeadowseugene.blogspot.com)
- Owner is responsible for the cost to remove any parts from the siding if siding repair, replacement, or painting is required.

HOA Standards

- The consensus to make fundamental changes to current HOA standards, such as different window or door types, was denied via owner vote.

Questions & Comments

- State of the board was discussed with the homeowners (i.e. workload of the board has increased, volunteers are needed to help with obtaining bids and meeting with contractors, and other duties). Without additional homeowner involvement, the board will look into the possibility of a property manager.
- Revision of By-Laws is needed to comply with State law. A motion was made and passed to change quorum requirements from 1/10th to 1/5th of homeowners at annual meetings.
- Battery operated motion sensor lights for carports were discussed.
- Election of officers and at-large board members for 2017-2018 was held. Sandy Walpole and Eileen Ruiz volunteered as new members, and Mel Huey, Sandi Patton, Laurel Hanley, Christine Cochran, and Lisa Armstrong offered and were approved to serve another term. All seven candidates were elected for 2017-2018.

The next meeting of the board will be set by the new board after the annual meeting of members in October 2017. Respectfully submitted by Christine Cochran, secretary.