

SUNSET MEADOWS BOARD MEETING MINUTES held Tuesday, January, 14th 2020.

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Dave Hubbard

Call to order at 5:45 pm

Dave moved to adopt minutes from 12-10-19 Board meeting as submitted without error or omission, seconded by Jane. Motion carried

Treasurer's Report:

- Delinquency increased by \$200 per month in November and December and is now \$10,050 with a total of 26 members reporting past due. Eight of the delinquencies were more than 2 months past due. Two delinquencies will have liens filed with the county if they have not been paid by January 17th. More collection work needs to be done.
- Jane moved that the Board do some preliminary research into legal issues around publishing the names of unit owners that are past due in the meeting minutes, seconded by Dave. Motion carried.
 - Jane and Dave will do some research and report back at the next meeting.

Compliance:

- A noise complaint was submitted by unit 1494 regarding sound levels from unit 1492. Jane is working with the parties concerned to resolve the issue.
- A problem regarding a white pickup truck illegally parked was resolved with the removal of the vehicle from the property.

Maintenance:

- Mel replaced the globe light to the east of the mailboxes, replaced bulbs on the lights mounted up the sides of units 1636 (illumination of the entrance sign) and 1458 (improved mailbox lighting). It was noted that there are other lighting issues around the property that need attention but the Board prefers to let these issues accumulate, as long as there are no safety issues, until it makes sense to hire an electrician to repair them.
- Cascade Roofing completed cleaning the gutters and de-mossed the roofs of all units and carports. Work was done satisfactorily and on budget.
- The Board discussed foundation maintenance and who is responsible, the HOA or the homeowner. This is not clear in the CC&R's.
 - Mel agreed to contact our attorney for clarification and will report back to the Board.

Old Business:

- Bear Mountain Landscaping were on location 12-4-2019. They trimmed big branches across the Sunset Meadows campus and removed a large Birch Tree which had Birch Blight. Work was done satisfactorily and on budget.
- Jane has been pruning and trimming some of the shrubs that have been planted by home owners around the property. Her effort is a personal contribution to the HOA and subject to her discretion.

- Jane moved the HOA spend of up to \$400 for the purchase of a cordless pole saw for use in light pruning operations around the property, seconded by Sandi. Motion carried.
 - Mel has done the research and will make the purchase at his discretion.

New Business:

- The Board approved the “Special Project Request” submitted by Unit 1534 for window replacement. The “Special Project Request” form can be downloaded the Sunset Meadows website.
- Dave moved that the HOA purchase one 4-drawer file cabinet (preferably used) for HOA document storage, seconded by Jane. Motion carried.
 - Mel will procure.

Meeting adjourned at 7:05 pm.

Next meeting will be held February 11, 2020 at 5:30 pm.

Minutes respectfully submitted by Dave Hubbard – Secretary