

Sunset Meadows Board Meeting
March 27, 2012
1570 Feters Loop, Monica Haaland's home

Present: Laurel Hanley, Mel Huey, Monica Haaland, Lisa Armstrong, Bill Sielder, Miriam Satein, and Kim Moore.

Also present were LiDona Wagner and Craig Voris, maintenance manager.

MAINTENANCE REPORT

- The snow storm damaged some trees. The worst was a large limb that fell onto the north driveway partially blocking it. Craig removed this limb and contacted Tree Pro to remove another that was high up and leaning over the adjacent property to the north. Craig also removed broken limbs from ornamental trees in front of 1482 and 1562. The pine behind 1501 was badly damaged, but should recover. A large limb behind 1611 broke and had to be removed. Craig has also asked Tree Pro to remove a large limb that cracked and is hanging over the back of 1470. The good news is that there was no building damage. It is good that we had the willow tree removed when we did!
- The dumpster lighting project was completed by Reynolds (Oak Patch & 1608 Feters Loop). Also the lights were replaced on buildings 1575 and 1618.
- Cascade siding completed the moss control treatment on the roofs that needed it.
- Painting bids were requested from Tim Patterson and Courtney Sheppard. Tim Patterson gave a bid of \$3400 per duplex and \$5200 per fourplex. This is approximately \$60,600 for the newer section and \$84,600 for the older section. Courtney Sheppard bid \$67,400 for the newer section. (Note: the older section has T111 siding and the newer section LP siding. Some of the newer units were replaced with T111 after the LP siding failed.)
- Storage shed repair is down to 24 units remaining that need to be done. The siding on the south end of 1460 is damaged and Craig will repair this when he finishes the storage units.
- Drain Raiders tried cleaning the underground drain in front of 1476 and 1478, however, they ran into some tree roots that appeared to have collapsed the drain and so Craig is getting a bid to have the drain repaired or replaced.
- The pagoda light in front of 1517 was broken and had to be replaced.
- Craig is in the process of repairing the living room ceiling in 1438 that was damaged from a chimney vent leak.

APPROVE MINUTES

The minutes to the February 14, 2012 board meeting were approved with one minor change.

TREASURER'S REPORT

The total past due amount is \$12,326 (\$35 less than last month). The homeowner with the largest amount owed (\$6,036) is now in foreclosure and the sale is scheduled for July.

The budget for painting was discussed and Mel recommended increasing the budget from \$22,000 to \$32,000 for this fiscal year.

COMPLIANCE

The schedule for April through September is as follows:

April – Monica

May – Lisa

June – Miriam

July – Bill

August – Laurel

Sept - Mel

We discussed possibly switching every two months instead of every month.

OLD BUSINESS

Li Dona Wagner is requesting the board approve an appraisal be done for the balance unpaid by Farmer's insurance for the repair of water damage in her unit.

The board approved this with the condition the contractor provide a letter stating they will not hold the HOA responsible for any unpaid balance.

NEW BUSINESS

The board voted and approved getting a contract from Tim Patterson to begin painting in July and August.

Craig Voris has completed a year of employment and the board approved a \$1.00 raise.

There was a request from the owner of 1548 Feters Loop to install a new type of sliding glass door (with small panes) and this was approved by the board.

NEXT MEETING

The next board meeting will be at 6:30 pm on Tuesday, April 24th at Miriam Satein's home, 1617 Oak Patch.

Respectfully submitted,
Monica Haaland, cosecretary