

Sunset Meadows Board Meeting
Wednesday, June 18, 2014, 6:30 PM, at 1544 Fethers Loop

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

Carrie came to the beginning of the meeting to express concern over Eugene moving towards Smart Meters and her opposition to having them in Sunset Meadows. Laurel will look into if EWEB will begin using new Smart Meters and what choices utility customers may have.

Approve Minutes: Minutes from the May 14th Meeting approved.

Treasurer's Reports:

- Delinquency increased modestly in May by \$405 to a total of \$19,688. Just two delinquents are behind \$17,498 of this total and 19 owners with much smaller balances account for the remaining \$2200. We are awaiting the Sheriffs Department to set a date for a foreclosure. The other large delinquency is now slowly paying their past due.
- Mel presented an outline for the budget for the next fiscal year.

Compliance:

- A resident was concerned about the dry rot. They thought it might be termites. Fred is continuing to work on the dry rot repair.
- A soon to be resident expressed concern about her 45 lb. dog. She was informed that dogs larger than 12 pounds are tolerated on a probationary basis. Violations incur a \$25 fine per complaint.
- A response was never received from 1612 FL so a board member contacted the owner. The board decided to ask the owner to evict the tenants.
- Laurel is on compliance duty mid-June to mid-July.

Maintenance:

- Fred repaired a light at the north entrance to FL that was lying on its side. The light fixture in front of 1476 was also repaired since it was hanging loose.
- Dry rot repair continues. The goal is to be done by the end of summer.

Old Business:

- Pool Schedule: the pool is currently open Friday-Monday due to a lack of volunteers. In order to operate, the pool must have volunteers to check the chemical levels three times a day, open the pool, and close the pool.
- Pool Repairs: The cover was replaced earlier than expected due to its deteriorating condition. The turbo pump will be fixed next month.
- Driveway asphalt: Discussed plans/options to repair damaged asphalt.

- Irrigation repairs: Rexius repaired the broken pipes on the north driveway of FL at a cost of \$2482.

New Business:

- A letter was received regarding lack of irrigation and browning grass. Mel will inspect the sprinkler system to ensure everything is working as it should.
- A request was received to have the patio power washed on a unit for sale. The HOA will arrange to have this done.
- Laurel did a walkthrough with Rexius to review complaints.
- Some fences are in need of repair. The Association will begin a review of what fences need to be repaired and discuss with Fred. We will also look for alternative quotes.

Next Meeting: July 16th at 6:30 at 1569 Fethers Loop.

Respectfully submitted by Kelley Weinman, co-Secretary