

SUNSET MEADOWS MEETING MINUTES
Wednesday, November 12, 2014, 6:30pm
1569 Feters Loop (Laurel Hanley's home)

Present: Laurel Hanley, Jacque Crombie, Bill Siedler, Mel Huey, Kim Moore, Kelley Weinman, and Melissa Cauthon

Approve Minutes: Minutes from October approved as amended.

Treasurer's Report

- Total delinquency radically decreased to \$6,045 in October from \$22,815 in September. This was due to the large payoff from our most delinquent homeowner.

Compliance Report

- Laurel was on compliance. A compliance notice was served to 1432. Plywood was stacked against the carport and the tenants are consistently parking 3 vehicles. This was the second notice sent.
- Future compliance rotation is as follows:
 - Dec-Jan: Jacquie
 - Jan-Feb: Kim
 - Feb-Mar: Melissa
 - Mar-Apr: Bill
 - Apr-May: Kelley

Maintenance Report

- Fred poured new cement on a curb that had been damaged shortly after being fixed previously. He also fixed the gutter at 1538 that broke from tree damage. It still needs to be painted.
- Fred still needs to finish the dry rot repair and gutter repairs. We will see if he is still interested in the work and get a time line.

Old Business

- Tree Service: Tom McCartney gave a bid of \$1400 for removal of a large tree and \$800 for other trees that just need trimming. We will have him do the smaller job first so we can assess his work before hiring for the larger job. But first we will verify he has a certificate of liability insurance.
- Vent Covers: The board decided that we would put up faucet covers but not vent covers.
- Dead trees on adjacent property: The apartments to the south have several dead trees that look like they could fall and cause damage. The board wrote a letter asking about removal of the dead trees and is waiting to hear back.

New Business

- 1438 is for sale and the inspection showed that there is maintenance needed in the crawl space. We will see if Fred will be able to do it or look for someone else who is able.
- The drafted letter for homeowners regarding insurance changes was reviewed. Some changes were made to make homeowners aware of the planned changes to the CC&Rs. We will go with the \$2500 deductible.

- The board is looking into scheduling something after all the leaves are down to clean the gutters and the tops of the carports. This will probably be done in January.

Next meeting is on Wednesday, Dec. 17, 2014, 6:30pm at 1544 Fethers Lp.

Respectfully Submitted by Kelley Weinman, secretary.