

SUNSET MEADOWS MEETING MINUTES
Wednesday, October 15, 2014, 6:30pm
1569 Feters Loop (Laurel Hanley's home)

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

Approve Minutes: Minutes from September approved as amended.

Treasurer's Report

- Delinquency increased by \$630 to a total of \$22,815. Much more important is that the foreclosure on our biggest delinquency was cancelled because of the payment in full of past due and attorney fees of over \$17,000. This will radically reduce our delinquency in the coming months.

Compliance Report

- Lisa was on compliance. A notice was sent to 1545 for a large amount of cigarette butts and beer bottles. The notice was then returned in the mail but the mess was still cleaned up so no further notice was sent.

Maintenance Report

- Fred has been doing more dry rot repair. The older units are completely finished and he has made good progress on the newer units. Two remaining front doors were painted.

Old Business

- Foreclosure status: The owner paid the full delinquency at the last minute.
- Update on insurance claims:
 - ✓ The claim for the accident in the field is still open because the tenants have not submitted the proper paperwork.
 - ✓ The claim was paid for the broken water heater and subsequent damage caused at 1456.
 - ✓ Fire Claim: Their insurance paid.
- Contact Rexius re hedge along north and east fence: The go ahead will be given to Rexius to add photinia this month.

New Business

- Compile list of trees that need work: The Board tried to contact Tree Pro who have done our tree work for us in the past but we have not received a call back so we are looking into different tree companies to assess our trees.
- Tasks divided up among board members for upcoming annual meeting.
- Roof assessment: Some more roofs will need to be replaced in the next 2-3 years. After that, all the roofs will have been replaced.
- The board will ask the gutter cleaners if they are able to clean the tops of the carports. A large number of carports have large branches and debris on them.
- Unit 1438 is for sale and the realtor asked about removal of the debris from the carport. They also asked about trimming the hedges more evenly. We will consult with Rexius.
- Winter Preparations: Discussed use of vent covers for the winter. Decided to buy material for 100 vent covers and those residents that would like to use will be able to.

- The board discussed changing the deductible for insurance claims to reduce our costs. The board would like to move to a \$2500 deductible. We will get quotes from Tony and discuss more at the annual meeting.

Next meeting is the annual meeting on Thursday, Oct. 23, 2014, 6:30pm at Living Hope Church.