**Sunset Meadows Board Meeting**

November 15, 2011

1528 Fetters Loop, Eugene, Oregon

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

Also present was Craig Voris, maintenance manager.

**MAINTENANCE REPORT**

\* Craig is now a certified pool operator. He recommends continuing with Thomas Pool Service until he and the board have a comprehensive idea of what pool duties Craig can assume. The board will invite Thomas Pool Service to a meeting in the coming months to discuss our service with them. Craig will look into getting a heavy-duty pool cover for the winter, something to keep debris from clogging the system during the months the pool is not in use.

\* The line to the pagoda light at 1478 was cut during tree removal. Craig will be getting bids to repair that. Craig will also get bids from Reynolds Electric and from Christensen to install lighting by the garbage dumpster in front of 1612 Fetters Loop.

\* Unit 1565 has a building light out. Craig will be checking on that.

\* The carport motion detectors were discussed. Most don’t seem to work, perhaps because of dead batteries. Mel volunteered to survey the complex to see how many lights are currently working. Replacing batteries would be around $20 each, but perhaps the cost would be less if bought in bulk. After Mel provides his survey to the board at a future meeting, the board will discuss options for the solar-powered motion detectors, whether to find another option, buy batteries to make the nonfunctioning units work, or abandon them as a good idea that didn’t work out as planned.

\* Builders Roofing backed out of their agreement to work on the gutters. Craig will get some new bids to offer the board.

\* Craig will continue to work on the dry rot project.

**APPROVE MINUTES**

The minutes to the October 13, 2011 board meeting were approved.

**TREASURER’S REPORT**

\* Our CD with Washington Federal will mature on 11/25/11. Mel would like to move those funds to the money market account we have with Washington Federal to provide the ability to invest the money if a better opportunity comes up rather than locking the money in a CD for little interest for another year. The board unanimously agreed to that option.

\* The total delinquency in HOA fees only increased by $90 to a total of $11,486 for October. During October one member paid off a delinquency of $755, but some others have risen to replace the payment. Of concern is our largest delinquency, a homeowner who has not yet begun payments as promised to our attorney. We may have to proceed to foreclosure.

**COMPLIANCE**

A rotation of board members who will serve as compliance officers was established for the coming months:

December Mel

January Bill

February Kim

March Laurel

April Monica

May Lisa

The name and contact options for each person will be posted on the bulletin board by the pool. Summer officers will be established later at a spring board meeting.

**NEW BUSINESS**

\* Because of changes to the membership of the board of directors at the October 2011 annual meeting, the board voted unanimously to authorize Mel Huey, treasurer, and Laurel Hanley, president, to do business on our U.S. Bank, Washington Federal, Fidelity Investments, and E-Trade accounts. Stan Kambly is no longer a board member, and it was unanimously decided that his name should be removed from these accounts.

**NEXT MEETING**

The next board meeting will be at 6:30 p.m. on 12/20/11 at Kim’s home, 1627 Oak Patch Road.

Respectfully submitted,

Kim Moore, cosecretary