

Sunset Meadows HOA Board Meeting

November 21, 2024

Meeting Called to Order: 6:34 PM

Present: Jenny Odintz, Lisa Buscho, Tatiana Guerra, Kate Schultz, Mel Huey, Sandi Patton

Motion to approve October 16, 2024 meeting minutes made by Jenny, seconded by Sandi, motion approved.

Treasurer's Report (Mel):

- Mel reported net income of \$14,563.95 for September and \$13,626.73 for October.
- Delinquency increased in September to \$9,741 and in October to \$10,735. The number of delinquents is now 29.
- Jenny motioned to approve treasurer's report, Sandi seconded, motion approved.

Maintenance Report (Mel):

- Irrigation:
 - Irrigation was shut down for the winter at the beginning of November.
 - Some changes in nozzles by the fence on the east side reduced muddy areas when the water was on.
 - Controller on the north side was re-wired so the zones come on in a logical order.
- Faucet covers: Lisa B. and Mel removed hoses and put on faucet covers for winter.
- Two new dumpsters were delivered to replace dumpsters that would not lock.
- Mel cut some tree limbs around the complex that Sperry didn't do on October 24.
- Gutter cleaning by Drain the Roof to occur after the leaves have fallen in December or January.
- Papi's Custom Cabinetry replaced a divider fence with cedar.

Architectural & Landscape Updates (Lisa B.):

- Sperry Tree Care came on October 24 and did about half the work, but then some of their equipment broke. They will return on December 17 at 8 am to complete the rest of the work. Homeowners and residents will need to remove their cars from the parking lots or keep them in their carports if possible.
- Ash trees: The committee mailed a certified letter about the ash trees to the homeowner on the neighboring property. The homeowner called the committee and let them know he is planning to remove the trees himself. Lisa B. also let him know that EWeb is willing to help for a low cost.

Compliance Report (Mel):

- Mel reported one instance of a resident who left several cardboard boxes outside the dumpster. The resident did not respond to a warning notice and was fined \$25.

Compliance duty rotation:

- Mid-November to Mid-December: Jenny Odintz
- Mid-December to End of December: Tatiana Guerra
- Bennett Management Company will handle compliance calls after that point.

Old Business (Kate):

- Bennett Management Company Updates:
 - Kate has sent over all onboarding information.
 - Bennett Management Company will be issuing letters to homeowners shortly.
- Green Bins: One of the two bins is being filled with trash and clothing instead of green waste. Lisa B. will move this bin to the garbage surround near 1501.

New Business (Kate):

- New projects & requests: One new heat pump project was approved.
- Corporate Transparency Act: Corporations (including HOAs) are required to report basic information about the corporation and the owners (board members in the case of HOAs), by January 2025.
- Compliance Changes: The board is looking into making changes to the compliance process with input from our attorney. We will keep members apprised of any changes.

Meeting Adjourned: 7:42 PM

Minutes submitted by Jenny Odintz, Secretary

Next meeting: Thursday December 19, 2024 at 6:30 pm