

SUNSET MEADOWS EMERGENCY BOARD MEETING MINUTES

Tuesday, January 10, 2023

1436 Feters Loop

Present: Marilyn O'Malley, Mel Huey, Lisa Armstrong, Sandi Patton, Jane Hackett, Rebekah Rossberg. **Absent:** Jenny Odintz

Call to order: 7:05pm

New Business

- Hand out sample Maintenance Matrix of Responsibilities, and Disclaimer for Independent Contractors to be reviewed and voted on at next meeting.
- Reserve study start date has been moved to the week of January 22nd.

Roofing Issues

- Vote taken to approve the clean-up of mold and removal of insulation in 1438 by Elite Restoration, which will cost between \$4-\$5,000. Seconded, approved.
- Vote taken to approve replacing the insulation in 1438 after the roofing is done. No bids yet. Seconded, approved.
- Followup inspections found that only three buildings' roofs need immediate attention.

Roofing bids:

1432-1438 (last roofed 1991 Evergreen)

- Aleman-\$28,196.80
- Father & Son*-\$18,697.37 - \$20,787.42
- Renaissance*- \$18,094 - \$20,458.00

*Estimate does not include the cost of plywood replacement which would entail the tear off and haul away of old plywood, and the purchase and installation of new plywood. Father & Son said that we should allow for an additional \$2-4K for that purpose. He didn't think that all the plywood would need to be torn off. Even at the high end it is still \$4K cheaper than Aleman. Both Father & Son stated they couldn't know how much plywood to charge for until they tore off the roof, whereas Aleman intended to tear all of it off.

Approved Father & Son for their Enhanced Roofing. Roofing date will have to be coordinated with mold removal date.

1456-1458 (Last Roofed by Cole Roofing 2005)

- Father & Son-\$9,390.00 - \$10,602.40
- Renaissance- \$7,600.00 - \$8,980.00

Approved Father & Son for Enhanced roofing.

Building 1492-1498 (last roofed by Evergreen 1991)

- Renaissance-\$18,094.00 - \$20,458.00

As the bid from Renaissance was identical for building 1432-1438 and 1492-1498, we expect a bid from Father & son would be as well. We'll obtain formal bid from Father & Son before final approval. Tentative approval for Father & Son Enhanced Roofing.

Impact

- We discussed the financial impact of the roofing and mold clean-up on our Annual Budget. These projects will add up to \$65-\$70K.
- It is possible we'll need to levy a Special Assessment for the first time in the history of Sunset Meadows. It was noted that most HOAs levy assessments quite often. This assessment would probably be a minimum of \$650 per owner, but it could possibly be considerably more.
- The board takes this issue very seriously and will discuss it at our monthly meeting and beyond. Our complex is aging, and more repairs will be needed, the cost of which is increasing with inflation.
- Since we're meeting with HOA expert Gene Bicksler soon to begin our Reserve Study, we'll get his input. The whole purpose of a Reserve Study is to project future expenses with consideration of inflation, and to plan ahead for needed dues increases and assessments in order to maintain healthy financial resources.
- The State of Oregon is in control of HOAs and has regulations regarding their status and dire consequences for HOAs that default.
- Marilyn, Mel, Sandi and Jane will be participating in a Webinar presented by CAI on January 25th that is specifically about assessments.

Meeting adjourned at 8:00pm

Submitted by Rebekah Rossberg