

Sunset Meadows HOA Board Meeting

February 15, 2024

Meeting Called to Order: 6:35 PM

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

January 18 Meeting Minutes Approved

Treasurer's Report (Mel): Mel reported net income of \$2,874.39 for January. Delinquency increased by \$2,418.00 in January to \$6,907.00. The number of delinquents is now 37, with 3 members more than 2 months delinquent. Mel will contact people behind on dues.

Mel also reported that cash is up \$4,000.00. The Money Market interest is up. The cost of Common Area Repairs increased in January (\$13,893.92). Bottom Line bookkeeping increased in January due to producing annual 1099s. The board put down a second deposit for 2025 painting. The Reserve funds increased (\$7,684.16).

Kate motioned to approve the treasurer's report, Jenny seconded, motion passed.

Maintenance Report (Mel):

- Repairs are ongoing in the PVC pipe by Oak Patch.
- Fence repairs were made by Express Professionals during the week of 2/5 - 2/9.
- A path light and a pole light were repaired by Oregon Electric Service on 2/5.
- Mel performed minor repairs including pulling ivy and hammering shingles.
- 4 trip hazards were located on sidewalks around the property. They have been spray-painted orange and repairs are forthcoming.
- 1 incidence of mold in attic. The board plus the homeowner collected multiple bids for mold abatement and repair. Kate proposed that the homeowner cover 70% of the mold abatement plus 100% of the cost to fix bathroom ventilation, because the primary cause of the mold was a bathroom fan venting directly into the attic. Kate proposed that the HOA cover the remaining 30% of the mold abatement plus 100% of the cost to add additional ventilation in the roof and repair any roof leaks, because the roof ventilation may have contributed to the problem. Jenny motioned to approve the proposal, Lisa B. seconded, motion passed.
- 1 incidence of roof leaks. Father & Son to inspect roof on Monday 2/19.

Architectural & Landscape Updates (Lisa B.):

- Walkaround reports revealed multiple incidences of hedges close to or touching siding, clutter on back patios, and motorcycles on back patios. Residents have been asked to clear these items from patios.
- Lisa B. to meet with Eugene Lawn Care to clarify expectations and contract.

- Lisa B. proposed that we get a free arborist tree review to determine which trees are most in need of removal. Kate motioned to approve study, Sandi seconded, motion passed.
- A homeowner requested removal of a dead tree. Kate motioned to approve Mel removing the tree, Lisa B. seconded, motion passed. Homeowner to submit request to the board for any tree replacement.

Compliance Report (Lisa B.): Lisa B. reported no compliance notices or issues for mid-January to mid-February.

- Mid-February to Mid-March: Lisa A.
- Mid-March to Mid-April: Sandi
- Mid-April to Mid-May: Mel

Old Business (Kate):

- Earthquake insurance – ongoing discussion about whether to renew. This will be revisited in March when the board receives estimate for renewal.
- Election Reform – discussions are ongoing. Kate put forth several suggestions, including sending email descriptions of job responsibilities 3 months in advance of annual meeting, emailing to request applications and nominations 2 months in advance, and emailing ballot 1 month in advance.

New Business (Kate):

- 1 new project submitted for installation of hot tub. Due to concerns about liability, drainage, and noise, the board declined the project. Kate motioned to deny the project request, Lisa B. seconded, motion passed.

Next meeting: Thursday March 28, 2024

- March meeting to be changed from 3/21 (third Thursday) to 3/28 (fourth Thursday) to accommodate a board member's surgery.

Meeting Adjourned: 9:17 PM

Submitted by Jenny Odintz, Secretary