

Sunset Meadows HOA Board Meeting

March 28, 2024

Meeting Called to Order: 6:34 PM

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

Resident's address to the board:

- A resident addressed the board regarding the positioning of his backyard fence, which currently does not leave 3 feet of clearance as required per HOA regulations.
 - The resident argued that since the fence has metal poles holding it in place, it would be complicated to move the fence back.
 - He also argued that access for landscapers is not an issue since he has installed AstroTurf.
 - He added that in his opinion, safety is not a concern because his neighbor has moved her fence, so firemen would still be able to get by in an emergency.
- Kate argued that safety is still a concern, per fire marshals. For example, in the case of medical emergencies, every second counts for paramedics trying to reach an injured or ill person.
- Several board members felt they also liked the idea of having fences. However, to do so, it would require a membership vote with 60% agreeing to change the rules and the CCRs. In the meantime, it would not be fair to allow one resident to fence in a common area without every resident also being allowed to do so.
- Lisa B. motioned for the resident to move the fence as required under current regulations, allowing two weeks for this to take place. Jenny seconded, and motion passed.

February 15 Meeting Minutes Approved: Lisa B. motioned to approve, Kate seconded, motion passed.

March 5 Meeting Minutes Approved: Lisa B. motioned to approve, Sandi seconded, motion passed.

Treasurer's Report (Mel): Mel reported net income of \$13,220.20 for February. Delinquency decreased by \$815 in February to \$6,092.00. The number of delinquents is now 30, with 4 members more than 2 months delinquent. Mel will contact people behind on dues. Mel reported no major expenses in February.

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

Maintenance Report (Mel & Kate):

- Repairs are ongoing in the PVC pipe by Oak Patch, and there is still a 17-18 gallon/hour leak. Mel proposed we have Thompson Landscaping install a programable valve on the

main water line to limit leaking during irrigation (the cost would be \$881.00). There would still be a leak of around 2100 gallons per month.

- Sandi motioned to approve, Kate seconded, motion passed.
- Repair of broken irrigation nozzles will begin in late April.
- Mel completed several small repairs around the complex, and Mel and Kate removed faucet covers.
- Bids are still being collected to repair carport damages, including bent trim on 7 carports and a roof leak on 1 carport. Mel will reach out to a potential new contractor (Bare Metal) for an estimate.
- Carport door repairs are also needed. Mel will work on this using hard plastic sheets (which can be painted over); he will hire additional temporary labor if needed.
- Mel will begin power washing moss off carport metal rims.
- Fence posts and cross pieces are also in need of repair. Kate suggested having a fencer come out to do the work; the board will move forward with gathering estimates.
- Mel reported a need for a knob replacement of a dumpster enclosure. Kate motioned to approve, Sandi seconded, motion passed.
- Kate motioned to approve Drain the Roof gutter cleaning for around \$900.00, Lisa B. seconded, motion passed.

Architectural & Landscape Updates (Lisa B.):

- Walkaround reports will be twice a year (in April and October).
- Lisa B. reported several complaints about Berenger not mowing certain areas. She also reported communication issues (several instances of Berenger not responding to calls, texts, or emails). Berenger did not provide a copy of their contract upon request.
- Due to these issues and because he does not carry workers' compensation insurance, Lisa B. spoke with another landscaping company, Medallion. Medallion's bid is about \$200 more per month than Berenger's, but it includes leaf pickup, tree trimming (for trees under 10 feet) and hedge trimming/ pruning. There would be 2 workers instead of 1. The workers are licensed and have workers comp. Medallion is not as eco-friendly as Berenger, but they are moving toward becoming more eco-friendly; they will not use any toxic chemicals.
- Jenny motioned that we move forward with Medallion instead of Berenger, Kate seconded, motion passed.
- Committee will clean pool bathrooms twice a month in the off-season.
- More mulch was requested to be purchased this year to mulch a few additional beds near the pool and garden. Two volunteers (Marilyn & Mike) are hoping to get more volunteers help to help them continue to clear weeds and prepare the soil in a few beds near the garden and pool. They will add more native plants to a section they began to landscape last year. They would like the HOA to help pay for some of the plants this year. Estimated cost is around \$250. Payment was not voted on. Lisa B. said she will donate three of the requested huckleberries.
- New arborist came out and evaluated the trees. Kate motioned to choose Sperry for tree removals, Jenny seconded, motion passed.

Compliance Report (Lisa A. & Kate): Lisa A. reported no major compliance issues for mid-February to mid-March.

- Compliance notices were issued for 1 small tree and 1 small shrub too close to units, 3 incidences of fencing too close to units, 3 incidences of dog excrement not being cleaned up, and 1 incidence of clutter on back patio.
- Mid-March to Mid-April: Sandi
- Mid-April to Mid-May: Mel
- Mid-May to Mid-June: Lisa B.

Old Business (Kate):

- Ongoing Attic Repairs:
 - Bids received from Glacier Roofing, Father & Son, and Peaks & Valleys for attic repair in one unit with mold issues.
 - Mold has been abated, but insulation repair still needs to be completed.
 - Glacier Roofing's bid is about \$17,000 (to remove existing roof, fix vents and duct works, and repair eaves and flashing).
 - Father & Son's bid is about \$4,000 (to remove existing roof and replace affected plywood; bid does not include additional venting).
 - Peaks & Valleys' bid is about \$6,400 (same scope of work as Father & Son, but different materials; they would also install a ridge vent going across 4 units).
 - Bids received from Father & Son and Peaks & Valleys for attic repair in one unit with roof leaks.
 - Father & Son's bid is about \$17,000 (to replace entire roof of 4 units).
 - Peaks & Valleys' bid is about \$6,180 (to replace just the slope of the roof).
 - Jenny motioned to go with Peaks & Valleys bid for both roofs, Sandi seconded, motion passed.
- Earthquake Insurance and Voter Reform discussions will resume at April board meeting.

New Business (Kate):

- New Projects and Repair Requests:
 - 1 new project was submitted, a request to replace existing windows. Kate motioned to approve, Lisa B seconded, motion passed.
 - 4 repairs requested (1 request to recap sprinkler head, 1 request to secure porch light, 1 instance of a patio storage door sticking, and 1 request to repair dry rot and paint in front of a unit). Mel will investigate these requests and report back to the board.
 - 2 landscaping repairs requested (1 large tree with a broken limb and 1 instance of hanging limbs). Lisa B. will investigate and report back to the board.
- Repair and painting of dumpster surrounds needs to happen before next year. Kate will bring an estimate to April meeting.

- Pool maintenance shed roof replacement needed. Kate will request estimate from Peaks & Valleys.
- Power washing of back patios: a bid will be collected from War Pony Exteriors.

Next meeting: Thursday April 18, 2024

Meeting Adjourned: 9:05 PM

Submitted by Jenny Odintz, Secretary