

Sunset Meadows HOA Board Meeting

April 18, 2024

Meeting Called to Order: 6:33 PM

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

March 28 Meeting Minutes Approved

Treasurer's Report (Mel): Mel reported net income of \$2,708.27 for March. Delinquency increased by \$725.00 in March to \$7,248.00. The number of delinquents is now 27, with 4 members more than 2 months delinquent (2 of these were brought current in April).

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

Maintenance Report (Mel & Kate):

- Cleaning of driveways and debris left over from power washing is ongoing.
- Thompson Irrigation installed a programmable valve on the main water line on April 8. In the next 2-3 weeks Mel will turn on the irrigation system during the day and start testing the 33 zones and repairing nozzles. If serious issues occur Thompson may be asked to help.
- Drain the Roof cleaned carports on March 11 and 12.
- Mel obtained boards, adhesives and screws to delaminate carport shed doors, to be installed over the next few weeks.
- Mel replaced locks on the dumpster enclosure with the chain link fence as well as the maintenance shed.
- Mel asked Western Asphalt to evaluate driveways around the complex. He will also ask them about the best way to repair the pothole on the east side of the complex.
- Mel will order hemlock bark and topsoil from Lane Forest Products in early May, provided the weather is good.
- Peaks & Valleys will be completing 2 roof repairs.
- There is currently a dispute over cost and homeowner responsibility of mold abatement in 1 unit.

Architectural & Landscape Updates (Lisa B.):

- Lisa B. received an estimate of \$460.00 from Mid-State Industrial for street sweeping. Sandi motioned to approve this estimate, Kate seconded, motion passed.
- Lisa B. reported that Medallion Landscape Service, Inc. will take over our landscaping in May. Once the schedule is set, the board will notify residents what day of the week landscaping will occur.

- The A&L committee requested a reimbursement of up to \$200.00 for a planting project. Lisa B. motioned to approve, Kate seconded, motioned passed.
- The board discussed the role of the A&L committee and reiterated that this committee is not autonomous. Instead, new A&L projects must be approved by the board before they are acted upon.

Pool Update (Kate):

- The pool will open after Memorial Day if weather permits.
- A resident requested the purchase of new pool furniture (a pool umbrella and chairs). Jenny motioned to approve the purchase of new furniture up to \$200.00, Lisa B. seconded, motion passed.
- Mel will ask Thompson when they can repair the pool solar panels, or to let us know if they cannot help and we should hire another company.

Compliance Report (Sandi): Sandi reported no compliance notices or issues for mid-March to mid-April.

- Mid-April to Mid-May: Mel Huey
- Mid-May to Mid-June: Lisa Buscho
- Mid-June to Mid-July: Kate Schultz

Old Business (Kate):

- The board discussed whether to renew the board's subscription with CAI (Community Associations Institute) and felt unanimously that this resource has not been especially helpful. Kate motioned to discontinue the subscription, Jenny seconded, motion passed.
- Earthquake insurance – the board discussed dropping this, due primarily to cost and low return in the event of an earthquake (there is a deductible of a minimum of \$50,000.00 per unit or 5% of the total replacement cost per unit, whichever is higher, and this would have to be met for each unit before the insurance would kick in. Also, this applies only to the outside of each unit). For more details, please consult the letter sent out by the board in the mail. After discussion, Lisa B. motioned to drop the insurance, Sandi seconded, motion passed.
- Election Reform – the board reviewed past suggestions from Kate, Lisa B., and Jenny, 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. Kate also proposed asking 2 independent third parties to count the votes this year. Kate motioned that we move forward with adopting these reforms, Jenny seconded, motion passed.
- War Pony Exteriors provided an estimate of \$4,860.00 to power wash and clean moss from back patios. Lisa B. motioned to approve the estimate, Kate seconded, motion passed.

New Business (Kate):

- 2 new projects submitted for the planting of new hydrangeas, one in the front of a unit and one behind a unit. Lisa B. motioned to approve these requests, Sandi seconded, motion passed.

Next meeting: Thursday May 16, 2024

Meeting Adjourned: 9:26 PM

Submitted by Jenny Odintz, Secretary