

Sunset Meadows HOA Board Meeting

May 17, 2024

Meeting Called to Order: 6:45 PM

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

Treasury Report: Not available at the time of this meeting.

Partial Maintenance Report (Kate):

- 1432-1438 eaves repaired by Curb to Roof
- Roof repairs scheduled for Wed 5/22 (Peaks & Valley)

Architectural & Landscape Updates (Lisa B.):

- Safety inspections – A committee member performed an inspection of condition of sidewalks and cement. The report shows uneven cement areas and potentially hazardous areas. Committee will paint white lines to show uneven elevation, and orange lines to show more hazardous step-like uneven elevations.
- Medallion Landscaping Services – they missed a couple of small things in their first couple of visits and the committee addressed these concerns with them.
- Discussion of whether to maintain piles of leaves for mulching purposes - the board decided to get rid of the leaves to avoid mold and fungus developing and sinking into the soil (moisture is trapped). The entire board is supportive.
- Tree trimming update – tree trimming completed by Sperry; they may come back to remove a couple of other trees with branches that have fallen
- Street cleaning update – street cleaning completed by Mid-State Industrial
- Green waste bins – Mel researched, and 2 bins would be \$10 per month. Jenny motioned to approve for 2 months on trial basis, Lisa B. seconded, motion passed
- Mulching area by the pool completed by committee, as well as mulching and weeding by the hydrangeas
- Grandfather weeding device purchase approved by committee
- Men's bathroom by the pool is leaking. Could be a potential pipe break; Lisa B. will call Petersen Plumbing to investigate and repair if possible
- A row of photinia hedges is diseased and dying, and the committee is researching what hedges might be better suited for the area

Pool Update

- Pool committee & opening date (Monday 5/27 Memorial Day); pool training session on Monday 5/20

Compliance Report (Mel): No issues were reported.

- Mid-May to Mid-June: Lisa B.
- Mid-June to Mid-July: Kate
- Mid-July to Mid-August: ?

Old Business (Kate):

- Attic inspections update – committee met with Gene Bixler and Certa to discuss review of structure and attics. Initial bid is \$2,500 to review all roofing and siding issues (covers 2 hours of travels, 8 hours on site, 2 hours of meeting and presentation). They will not go over the \$2,500 without discussing with the board first.
- Non-biased since not a contractor (they can also be expert witness in litigation).
- Lisa B. motioned we accept this bid, Jenny seconded, motion passed.
- Ongoing dispute with an owner over cost of attic repair. Sunset Meadows' current attorney says his caseload is heavy at the moment and that it will be a while before he can help. Another possibility is that Sunset Meadows can go after roofing company, Evergreen. Kate proposed waiting for Certa to investigate and offer their professional opinion as to who is at fault. Then she suggested a new legal firm due to lack of communication from our current law firm; the board will begin talks and get on their schedule.
- Patio washing by War Pony Exteriors is upcoming – Friday May 24th through Tuesday May 28th

New Business (Kate):

- New projects – one unit wants new screen door. Kate motioned to approve, Sandi seconded, motion passed.
- One unit wants to install a ductless heat pump, and also a window by the dining area, 50 inches by 30 inches. Kate motioned to approve both projects, Jenny seconded, motion passed.
- New project bids – Peaks & Valleys' bid/ estimate for repair of dry rot for several storage units, roof repair for pool pump room, and repairs of dumper surrounds is \$9,780. Carport damage repairs would be an additional \$8,000 estimated (hourly for this part). Board will gather additional clarification on what this estimate includes before deciding whether or not to proceed.
- Changing locks – The board will change the lock for the storage room.
- Resident Guide updates – Kate proposed a change to number of indoor pets. Kate motioned to approve this change, Jenny seconded, motion passed. The new regulations will be a maximum of 3 dogs/ outdoor animals, following Eugene city ordinance.

Next meeting: Thursday June 20, 2024

Meeting Adjourned: 8:03 PM

Submitted by Jenny Odintz, Secretary