

Sunset Meadows HOA Board Meeting

September 19, 2024

Meeting Called to Order: 6:32 PM

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

Motion to approve August 22, 2024 Meeting Minutes made by Jenny, seconded by Lisa B., motion approved.

Treasurer's Report (Mel):

- Mel reported net income of \$10,361.31 for August. Delinquency increased by \$1,034 in August to \$9,531. The number of delinquents is now 31.
- Lisa B. motioned to approve treasurer's report, Kate seconded, motion approved.

Maintenance Report (Mel):

- Irrigation continued at 3 days a week since August 22, and then the timers were turned off as of September 16 due to cooler and wetter weather.
- Mel adjusted irrigation nozzles around the complex. Thompson Landscape reconnected a valve wire and chiseled roots surrounding one nozzle on September 18.
- Thompson Landscape will return week of September 23 to search for possible leak along fence line on east side.
- Mel installed 10 missing dryer vent covers.
- Mel bought a 50lb sack of asphalt and will repair the pothole by the speed bump on the east side.

Architectural & Landscape Updates (Lisa B.):

- Lisa B. met with Alpine Heating Co. on August 27 to get bid for ductless system for rental. Cost would be approximately \$9K (approximately \$4k with the max rebate). All available rebates for 2024 have already been used, but Alpine will keep us on the list for 2025 if more become available.
- Lisa B. cut & poisoned 4-5 more Japanese Knotwood re-growths.
- Sperry Tree Care is scheduled to trim and attend to the trees on Thursday, October 24. Homeowners will be asked to move their cars away from the parking lots for that day.
- Trees impacting fence on our property line:
 - On September 12, Sperry Tree Care evaluated three ash trees in the back impacting the chain link fence on our property line (two of them are pushing the fence over).
 - It would cost about \$600 to remove the three ash trees but Sperry Tree Care can only cut at the top fence line (above the privacy fence on the other property).
 - Ongoing tree management would be required to cut any regrowth.

- Other trees in the area (the Leiland Cypress included) will become a problem as they are planted too close to the fence line and are impacting the main electric lines above.
- EWeb assessed the trees on September 16. They can cut trees to contractor clearance (to make the trees safe to cut down) if an arborist is available to cut the rest of the tree and if the homeowners give their permission.
- Kate & Lisa B. went to the owner's home to discuss these trees and what EWEB offered. Left message, but no word back as of September 19. Lisa B. will send a follow-up letter to the owner.
- Committee is still waiting for Traylor Construction's bid for full carport repairs & one cement back porch replacement. They did provide a limited bid for \$699.94 for repairing and painting one carport and repairing one roof leak (Baxter Plumbing would reimburse up to \$423.74 as they caused the initial damage to the carport). Lisa B. motioned to approve this limited bid, Lisa A. seconded, motion passed.
- Lisa B. consulted with an HOA insurance broker from American Benefits Insurance (ABI), and they will provide us with a bid in May 2025 (we are currently covered by Farmers Insurance).

Compliance Report (Lisa A.): Lisa A. reported no compliance notices or issues for mid-August to mid-September. Board discussed alternatives to compliance cell phone.

Compliance duty rotation:

- Mid-September to Mid-October: Lisa Buscho
- Mid-October to Mid-November: Mel Huey
- Mid-November to Mid-December: Jenny Odintz

Old Business (Kate):

- CERTA update: they will be making a presentation to the board about attic spaces and potential long-term maintenance issues.
- Management Company:
 - The board discussed engaging a management company to help with various issues.
 - A management company would allow us to consolidate services and would offer a homeowner portal allowing online payments.
 - A management company would assist with preparing financials, handling compliance, communicating with residents, and finding, scheduling and managing contractors.
 - HOA board will still provide direction and oversight and hold monthly meetings.
 - Bennett Management Company offered a bid of around \$2,750.00 per month. They have a high standard of professional service and have communicated with the board quickly and efficiently. They have the resources, staff and area connections we need.
 - Lisa B. motioned to approve moving forward with Bennett Management, Tatiana seconded, and motion passed with one board member opposed.

- Dry rot bid updates:
 - The Brigham estimate to repair fencing, dry rot, carport and concrete repairs around the complex would be around \$189,00.00.
 - The Fitzpatrick bid for painting of additional areas would be around \$85,000.00. Dry rot repair cost would be time and materials (rough estimate between \$25,000 and \$35,000).
 - Traylor Construction's bid (for similar services to Brigham) is forthcoming.
 - Pappy's bid for one damaged privacy fence is \$525. Jenny motioned to approve just this one bid, Kate seconded, motion passed.

New Business (Kate):

- New projects & requests: One new request to repair damage to inside of carport storage unit. This request has been added to the repair list.

Meeting Adjourned: 8:56 PM

Minutes submitted by Jenny Odintz, Secretary

Next meeting: Wed October 16, 2024 at 6:30 pm (this meeting will be for planning purposes only, for the annual meeting on Saturday 10/19)