

# SUNSET MEADOWS BOARD MEETING MINUTES

Thursday, April 20th, 2023

1452 Feters Loop (Sandi Patton's home)

**Present:** Marilyn O'Malley, Mel Huey, Sandi Patton, Jane Hackett, Rebekah Rossberg, Jenny Odintz, Lisa Armstrong

**Call to order:** 6:30pm

## **Approval of the Minutes**

Approval of March 16th, 2023 minutes. Motion, seconded, approved, with an amendment for clarification.

## **Treasurer's Report - Mel**

- Net income for March: -\$23,826.59. Financial report was approved by the Board.
- Delinquency in February was \$6,734, \$465 more than February.

## **Maintenance Report - Mel**

- Sprinklers were turned on and tested on April 14th. Mel will be working on leaks over the next several weeks.
- Jeff Plummer is still working on clearing underground gutter drains. This issue seems to be primarily focused around the older units.
- Some units have complained about gutter issues. Mel has been investigating them and testing solutions.
- Northwest Siding will be doing an extensive survey for upcoming siding repairs, for the current year and into the future, as part of the Reserve Study.

## **Compliance Report - Sandi**

- Two members had a loud verbal confrontation. It was witnessed by other residents who gave conflicting accounts. An investigation is being done and citations and possible fines will be issued. The frequency of antisocial behavior between these two residents is out of hand and needs to be stopped.
- One compliance notice and fine was issued for noise.
- The upcoming compliance officers list should be posted on community bulletin board.
- Peaceful residents should not be expected to endure behavior from disruptive residents. Our consultant, Gene Bicksler, suggests we look into what social services might be available and reach out to family members for help.

## **Upcoming Compliance**

- Mid-April to Mid-May: Marilyn
- Mid-May to Mid-June: Mel
- Mid-June to Mid-July: Jenny

## **Old Business**

### **Landscape Update - Jane**

- Wolfpack completed the work on the back row and removed the leaning pine tree.
- Waiting on siding bid to decide the next area for tree trimming.
- Pool will tentatively open the last weekend in May, with enough volunteers.

### **Garden Update - Marilyn**

- Water will need to be turned on soon.
- Three new members have joined the garden.
- Spring garden meeting will be on April 30th.

### **Reserve Study/Assessment Update - Sandi, Marilyn**

- Gene suggested creating a siding/painting policy. He believes the piecemeal approach to siding replacement is shortening the lifespan of the siding.
- The Reserve Study should be completed in two weeks.
- Gene Bicksler has been projecting the expenses over the next thirty years, accounting for inflation. Once the study is completed, the membership will be informed of the conclusions and a meeting will be held, likely in June. It is possible there will need to a vote on raising the monthly dues to \$245 to avoid a Special Assessment of over \$3,000 per owner prior to 2025, with periodic Special Assessments occurring after that. Raising the dues by \$60 a month would likely eliminate the need for any Special Assessments over the next 30 years (barring major catastrophic events in the USA). If the vote fails, the dues will need to be raised as much as the CC&Rs allow every year for the foreseeable future and Special Assessments will be levied as well, though they would be for lesser amounts (probably about \$1,500 prior to 2025). The Board will not take any action on this matter until all information has been gathered and analyzed and we fully understand the gravity of the decisions that must be made.

## **New Business**

- A seismic study was done, per Gene Bicksler's recommendation, on the premise that it is possible the amount of damage likely to be suffered in an earthquake may not be great enough to justify the premium and deductibles on our earthquake policy. We need more information from our insurer and time to analyze the seismic study before making a decision to cancel our policy.
- New projects submitted: 1624 security door installation was approved via email.
- 1569 heat pump installation approved.

- It was decided that individual board members can approve standard projects and report them at the next meeting.

**Meeting Adjourned:** 8:00 pm

**Next meeting:** Thursday, May 18th, 2023, in unit 1452.

Minutes submitted by Rebekah Rossberg