

SUNSET MEADOWS MEETING Minutes
Thursday August 17, 2023, 6:30pm
1452 Fetters Loop

Call meeting to order at 6:33 pm.

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

Jane moved that we approve July 20, 2023 minutes as amended, Lisa 2nd, motion passed

Reserve Study/ Dues/Assessment- Marilyn – Marilyn opted to start our meeting with news on our Reserve Study because of its importance. Following our last meeting we received the “final draft” of our Reserve Study which concluded that we needed to either raise the dues to \$273 monthly or levy a Special Assessment of \$2,400.00. The Reserve Study Committee met and concluded that is too high a cost and decided that we won't have a painting contractor paint our carports, front sheds or fences, but instead will take care of these items incrementally with a handyman, temp workers and volunteers. We will also not have our Dumpster Surrounds replaced all at once, and instead will do them a few at a time. We got another bid for painting our buildings from Fitzpatrick Painting and Construction that was substantially less than the original. We opted to change the frequency of painting from 8 years to 10 years. These changes reduced our costs significantly for the foreseeable future and changed the figures to either dues of \$213 a month or \$210 a month plus a \$275 Special Assessment. We discussed the merits of doing that additional \$3 raise as opposed to the hassle of a Special Assessment. Jane moved we increase our monthly dues to \$213.00 starting January 1, 2024, Mel 2nd, motion passed with 6 yes and 1 no vote.

Treasurer's Report- Mel reported that we had a net income of \$-18,954.09, due in part to the yearly Insurance Premium of \$25,036.00. Radical decrease in delinquency in July by \$3,680.00. June had an all time high of 34 members past due while July dropped to 23. There are 3 members over 2 months past due. Mel also pointed out that our expenses for the fiscal year exceeded our budget by about \$55K, which matched the amount we spent on the unanticipated but necessary reroofing three buildings. Marilyn noted that our Reserve Study will help us to avoid such unexpected expenses in the future.

Compliance Report- Jane – 1588 received 1 compliance notice for parking too many cars in the parking lots and 2 for noise violations. 1474 received a compliance notice for taking up 2 spaces with one car.

- Mid-August- Mid-September-**Lisa**
- Mid-September- Mid-October-**Marilyn**
- Mid October- Mid-November-

Landscape/Pool updates – Jane

Pool – the people who are assigned to check the chemicals for the 5 pm to 7 pm time slot have missed several times. If our log shows too many blanks the State of Oregon will shut us down. We are planning on closing the pool on September 24th for the season.

Landscaping – Jane has been having trouble getting responses from our Landscapers, she has had a discussion with them and this has improved. We are going to adjust our contract to move funding from Ivy mitigation (they have used an environmentally safe product to retard growth, and move it to the fall leaf pickup. A majority of the vegetation that was against the siding has been removed by the landscapers and volunteers. If anyone sees areas that are still against the siding, please let Jane know.

NOTE: Jane walked around the complex and noted that there is a lot of garbage and wood stacked against the siding, this will cause the siding to fail. Everyone needs to keep their back patio walls clear of bagged garbage, bagged cans and wood of any kind. There will be a fine of \$25 issued to the unit owner if there is a failure to comply.

Discussing the watering schedule has been postponed until spring.

Maintenance Report- Mel and Marilyn

Irrigation – Justin from Graham Landscape canceled the July 27th appointment to use his locator equipment to find 4 valves..Mel contacted several other irrigation companies and finally have Paul Duiker Landscape Service coming Monday August 21st. Mel sent a request to the Eugene City Planners asking if they have copies of the 1979 plans for our irrigation system. There seems to be a leak in an irrigation zone behind 1561, Mel will investigate. We still have a leak of 28 gal/min.

Mel has repaired the fence by 1438. He has done a survey of fences needing minor repair and found almost all the 2x4's on top were badly in need of sealer and stain. About 5 of the 2x4's are so rotted they need to be replaced with pressure-treated wood. He also found 2 sections needing repair, we will hire a temp to do the painting and repairs. Mel also trapped 5 rats, please keep garbage off patios.

Marilyn reported dry-rot was found in four areas not noted by our previous siding company. A large area on the front of the 1515/1517 common wall is scheduled to be repaired by Fitzpatrick this month. More dry rot was found behind 1454, this was repaired by Curb to Roof (CTR). CTR will also be repairing dry rot on the south end of 1572 and will give us a bid for an area behind 1436.

CTR also rebuilt the back wall of the shed in the carport of 1570, and will repair a gutter problem on the shed of 1566. Devin has proven to be a great asset both in his skills and his reasonable fees.

Marilyn is going to revise Painting/Siding Policy. She stressed that to avoid needing to replace our siding as frequently as we have, we need to take better care of it. This entails keeping it caulked and painted, and in between paintings keeping it clean, free of vegetation, and making sure our sprinklers aren't hitting it. Several contractors pointed out lower areas of siding that developed rot due to our sprinklers hitting them. Vegetation not only rubs against the siding but also holds moisture against it and prevents us from being able to see the damage.

Old Business

Preparation for Annual Meeting is underway, we will be sending out the information in the weeks to come.

New Business

- New projects submitted – there were no new projects submitted.
- **NEED FOR NEW PRESIDENT**-Marilyn is resigning from the Board of Directors as president and member effective the October board meeting. She will continue to do volunteer work on landscaping projects and will still manage the Community Garden and keep up the Resident's Guide. Michael Sterne will still keep up our website: www.SunsetMeadowsEugene.com. Marilyn would like to see some younger people join the board.
- **Management issues**
Suggestion from several owners to hire part-time management or at least a Maintenance Manager. Mel has volunteered for many years to function as maintenance manager but as our complex ages there is too much for one person to handle, especially as a volunteer. Our irrigation system alone has become a nightmare. Marilyn contacted two local management companies that handle HOAs on a part-time basis for far less than a hired manager, but hasn't heard back from them. We concluded that this topic will need to be brought up in the future as we get used to our new way of budgeting and following a more organized maintenance plan. We would have to adjust the budget again to include payment for a part-time manager.

Next Meeting September 21, 2023