

## SUNSET MEADOWS BOARD MEETING MINUTES held Thursday Jan 21, 2021

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Dave Hubbard and Tamy Ngan (via skype)

### **Call to order at 6:04 PM**

*Jane moved to adopt the minutes from 12-17-20 meeting as submitted, seconded by Lisa; motion carried.*

### **Treasurer's Report**

Delinquency decreased by \$2760 to \$3030 with 10 members reported past due compared to 27 in October. This is the lowest amount of delinquency in over four years. Three of the four delinquencies account for approx. \$2000 of the remaining past due total.

*Dave moved that the Treasurer's report be approved, seconded by Jane; motion carried.*

### **Compliance**

- Lisa reported:
  - There seems to be an ongoing noise issue between units 1517 and 1519. Jane talked to both homeowners together and is hopeful they can work it out. *The HOA has no authority to control the noise being generated from inside a private residence. Homeowners must work with each other to accommodate different life styles. Residents need to keep in mind that we share walls and common spaces and if your lifestyle is not conducive to living in close proximity with others then Sunset Meadows may not be right for you.*
  - Unit 1432 was issued a compliance notice for having a trailer parked on HOA property. The unit owner promptly removed it.
  - The resident from unit 1551 was issued a compliance notice for excessive speed on HOA property. *Please note that out of respect for the safety of our residents that the maximum speed within the HOA property is 5 MPH.*
- Mel Huey, 541.255.2741, will be HOA compliance rep until Feb., 18, 2021
  - Jane Hackett – Feb 19 – Mar 18
  - Tamy Ngan – Mar 19 – April 15
  - Marilyn O'Malley – April 16 – May 20

### **Maintenance – Mel Huey**

- **Lighting**
  - Reynolds Electric has completed most of the work for the lighting in the Northeast area. There is still one light pole left to power. At this point it appears the total cost for repairing the lights in the northeast corner will be approx. \$20,000.
- **Water Line Leaks** – Water lines for units 1438 and 1536 were repaired in Nov and Dec. Based on historical precedence, the Board will continue to cover repair cost for the section of water line between the meter and the unit's foundation.
- **Roof Repairs** – Evergreen Roofing made a return visit to continue repairs for unit 1571 (the HOA owned property). Mel will follow up to make sure repairs were effective.
- **Sidewalk repairs**- Unit 1592 needs sidewalk repair due to a tree root raising a section causing a misalignment. Mel is looking at the best way to resolve the issue.

### **Landscape – Jane Hackett**

- Jane reported that Rexus has been doing some detailed pruning on the hydrangeas and has been picking up tree debris around the property
- Jane has directed Rexus to curtail mowing operations until the grounds will support the mowing equipment

### **Old Business**

- **Recycling** –Lane County Waste Management has completed initial survey/assessment for our recycling project. More information will be forthcoming
- **HOA responsibility to pay the homeowner's a water costs when the water line breaks**

*Jane moved that the HOA pay for homeowner water costs, in excess of normal consumption, when the homeowner's water line breaks; seconded by Dave; discussion*  
Arguments in favor

- the homeowner has no control over this and should not be responsible
- the water line between the meter and unit foundation is on HOA property

Arguments against

- The EWEB account is with the resident who ultimately the bears responsibility for line maintenance and the water that flows through it.
- the HOA does not monitor the homeowner's EWEB account for water usage, hence cannot be held responsible to pay for excess usage

*Mel moved to amend the motion to read the HOA would split the excess water bill with the homeowner; seconded by Jane; discussion ensued.* The same arguments both for and against were repeated. Sandi called for the vote on the amendment; 3 votes in favor and 4 opposed. The amendment was rejected. Sandy called for the vote on the original motion; 1 vote in favor, 1 abstention and 5 votes opposed; motion was rejected. Homeowners will be responsible for excess water consumption when their water supply line breaks.

Note: Marilyn was not able to attend the meeting but made her position on this matter known to all board members by email and has been included in the vote count.

### **New Business**

- **Special Project Requests** – none submitted
- **Board Change** – Sandi Patton (President) plans have changed and she will continue as HOA President for the remainder of her term. Good News!
- **Updating the Resident's Guide** – tabled to allow board members time to go through the current version and make recommendations for revision at a future meeting.
- **Other** – Dave will contact a contractor to give the BOD recommendations/bid for draining the standing water between units 1568 and 1570

**Meeting adjourned at 7:30 pm**

**Next Meeting – Feb 18, 2021, 6:00 pm to be held at unit 1452**

Submitted by Dave Hubbard (HOA secretary)