

Sunset Meadows HOA Board Meeting
May 18, 2023

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

Call to Order: The Meeting was called to order at 6:30 pm.

Last meeting minutes;

It was moved, seconded and approved to accept the April 20, 2023 minutes as corrected.

Financial Report;

Mel Huey reported our net income for April was \$-14,631.93. The Financial report was approved. Delinquency decreased \$837 in April with 25 members past due with 4 over 2 months past due.

Maintenance Report;

- **Irrigation** – Main line has been on and off while repair of bad nozzles and pipes has taken place. Graham Landscape will have an irrigation tech here Monday May 22, 2023 to check on areas that are not working. We have a leak somewhere in the system that Mel will keep looking for, may have to call in a location company which could be a substantial expense.
- **Jeff Plummer** – units 1432-1438 are the last older units that need gutter drainage inspections and repair. He is also looking for a broken wire under the server pole lights in the large lawn area, if unable to locate we will need to call an electrician.
- **Peterson Plumbing** was called to replace a valve flooding the meter box for 1505
- **Faucet Covers** – were all removed on May 1, 2023.
- **Northwest Siding** – They have submitted a bid for repairs and replacements that are being reviewed by the HOA.
- **Path Lights** – Mel has been replacing the bulbs and will continue to do so as they burn out.

Compliance Report - Marilyn

There were no compliance notices issued other than the one from last month that Sandi and Jane did jointly. A bicycle was stolen from 1584 earlier this month. The owner caught the thief up the street on Oak Patch and identified him as person who had previously been staying in our complex as a guest at 1588. On May 15 there was vandalism done to vehicle at 1588. There were no witnesses.

- Mid-May to Mid-June- Mel
- Mid-June to Mid-July- Jenny
- Mid-July to Mid-August - Jane

Old Business;

Landscape updates – Jane

- Behind unit 1588 a tree has been planted to close to the fence, it will need to be moved, Jane will follow up on it.
- We have ongoing issues with owners not tending the areas in front of their units and any plantings they have next to their patios.

Pool Update – Jane

Responses for volunteers for the pool maintenance has been good, a class on chemical testing and additions will be held on May 22, 2023 at 6 pm. We are hoping for an opening date of Memorial Day Weekend. As it stands we will have to close the pool every Wednesday as we are still short of volunteers. We will be getting new signs for the pool area as the current ones are faded and out of date.

Garden Updates – Marilyn

A composter has been installed for garden waste and plant scraps. There are 3 new gardeners signed up this year.

Earthquake policy – we don't have enough information and so the Reserve Study will be completed without any change to our policy. We can always change our policy later

Reserve Study/Dues/Assessment – Marilyn

Packets for everyone from Gene Bicksler (Reserve Study Consultant), includes a proposal for policy on siding and painting, were handed out to each Board Member. The whole board will be meeting with Gene on Tuesday May 23, 2023 to make final adjustments to the Reserve Study and discuss a policy for siding and painting our buildings.

New Business;

New projects submitted – request for landscape changes to back yard area within 2 feet of the patio edge were determined to not need vote from the Board.

Other

No other items were submitted

Next Meeting – June 15, 2023

Respectfully submitted by Sandi Patton