

SUNSET MEADOWS BOARD MEETING MINUTES (**unapproved**) held Thursday May 19, 2022

Present: Marilyn O'Malley, Mel Huey, Lisa Armstrong, Sandi Patton, Jane Hackett, guest Toni Core

Call to order at 6:35 PM

Homeowner Remarks: None

Approval of the Minutes

Jane moved to adopt the minutes from the Board meeting as submitted, seconded by Sandi; motion carried.

Treasurer's Report - Mel Huey

As of 4-30-22, bank account; \$110,100, money market account; \$181,010.

Delinquency in April decreased by \$2,502 to a total of 5,201 mostly the result of the payoff on a large past due on sale of the town house. There were a total of 18 members past due with 6 of them more than 2 months past due.

Marilyn moved to approve the treasurer's report, seconded by Sandi; motion carried

Maintenance – Mel Huey

- **Siding** - Received bids from NorthWest Siding (\$52,800 + unknown work) and Kaminski (\$88,786 + unknown work). The proposals of the 2 companies mostly overlap with replacing 3 big end walls and 4 smaller areas. 2 of the 4 smaller areas Kaminski proposed are bigger than those proposed by NorthWest Siding.

Sandi moved that we will go with NW Siding, seconded by Jane; motion carried.

- **Crawl space inspection** - Jason Kaminski checked crawl spaces on April 28 in 4 units for water damaged. He found no water in 1501, but did find water under 1484, 1488 and 1498. Owners are informed of the results and advised to install sump pumps.
- **Checking gutters** - Jeff Plummer agreed to take on this project and will be available in a few weeks.
- **Irrigation** - Irrigation lines were reopened. Oregon electricians came on May 17 to look at the broken circuit breakers. They proposed to repair by rerouting the electrical line in a PVC pipe on the side of the maintenance shed and running the line in a ditch for 16ft to the junction box. Mel plans to dig the ditch this weekend. We expect 15-20 of 300 sprinkler heads need repairing. The Board agrees with Mel to prioritize irrigation over inspecting gutters at the moment which could be done in the summer.
- Replaced leaking faucet for 1444 but determined there is leak in the copper pipe in the wall. Dustin Dawson scheduled to come May 19 to repair.
- All faucet covers have been removed. No other leaking faucets were found.
- Lawn seed behind 1444 is growing nicely. Mel plans to rototill and dig the area behind 1634-38 and plant seed in a few weeks.

Compliance - Compliance Officer Mel Huey

- 1601: received a notice and have until the end of the month to clean up the back patio

- 1474: received a notice to clean his patio and it was done by the May 13 deadline.
- Jane Hackett is compliance officer from mid May to mid June.
- Marilyn O'Malley is compliance officer from mid June to mid July.

Landscape – Jane Hackett

- Jane has been weeding around the neighborhood, a great effort to maintain the appearance of the neighborhood without the use of weed killer. It is impossible to rely on one person to get this work done. Our SM neighborhood can always use help to keep the weeds down around residences, especially around private plants, flower beds, sidewalk gaps, ...
- Jane and Mel will meet with Damien Wolf Pack Tree Services on 5/20 at 8:30 for branch removal.
- Jane talked to Berenger lawn care to pick a specific day to come and discussed using less gas engines. Moving forward, Berenger lawn care will come on Wednesday.
- Anyone with questions or that would like to discuss landscaping decisions are encouraged to contact Jane Hackett at hackett1575@comcast.net

Community Garden – My Ngan Ta

- 11 units have slots in the garden (3 new members)
- 4 are on the waiting list (3 were added recently)
- Contact My Ngan Ta at tamyngan@gmail.com to get on the waiting list.

Old Business

- **Surveillance Camera System** - Eric and Logan are volunteering maintaining 2 security cameras.
- **Insurance** - The Board invited Tony Core from Farmers Insurance to answer questions on the HOA insurance policy. We are waiting for bids from 2 insurance companies to make sure we are getting the best rate possible and have adequate coverage. Our Insurance Resolution maintains that our group policy is secondary to homeowners' personal insurance. Due to confusion that has arisen regarding this issue, we will write a brief summary of how our HOA insurance is meant to work and keep costs down in case of a catastrophe, and then post it on our website. The board has confirmed that it is legal to require all owners to have private insurance coverage on their units and we are investigating this possibility. It seems it would give owners better protection and would keep HOA costs down.

New Business

- **Special Project Requests:** The Board approved for 1546 to install a heat pump in accordance with the HOA policy regarding installing the exterior unit.
- **Changes in the HOA Board:** Dave Hubbard, former HOA secretary, resigned from the Board on April 26, 2022. The Board recognizes and thanks Dave for his dedication and invaluable services to the Sunset Meadows HOA and to Sunset Meadows residents. My Ngan Ta is helping with meeting minutes until we find a volunteer to take over the position in the next couple months. Please don't hesitate to reach out to one of the Board members if you would like to volunteer.
- **Joining the Community Associations Institute (CAI)** - Membership to CAI is to help Board members to stay informed of the current rules and policies concerning HOA and any

changes to the current rules and policies via quarterly newsletters, conferences, and workshops. Membership fee is \$305 annually.

Sandi moved to pay the membership fee and join CAI, seconded by Jane; motion carried.

- **Swimming Pool** - Jane is in charge of pool volunteers. We will need enough volunteers to open the pool this year. Contact Jane if you are interested in volunteering at 541-953-7046

Meeting adjourned at 8:44 PM

Next Meeting – June 16th, 2022, 6:30 pm at unit 1452

HOA Blogspot www.sunsetmeadowseugene.blogspot.com

Submitted by My Ngan Ta