

Sunset Meadows HOA Board Meeting June 15, 2023

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

Call to Order: The Meeting was called to order at 6:28 pm.

Last meeting minutes;

It was moved, seconded and approved to accept the May 18, 2023 minutes.

Financial Report;

Mel Huey reported our net income for May was \$7,345.00. The Financial report was approved. Delinquency increased \$163 in May to \$6,110 with 28 members past due (the highest number this year) with 3 over 2 months past due.

Maintenance Report;

- **Irrigation** – Graham Landscape did the annual back flow test on June 7th. The irrigation system is running 3 times a week with several zones only working manually. The valve box for the zone along the north side fence cannot be located and is not being irrigated. Graham's irrigation tech is scheduled to be here June 27th and we hope their equipment can locate the valve and make the repair. Mel has been trying to locate all the valve boxes, mark them and prepare a map to supplement the map made in past years to show all 33 zones. There is currently a 28 gallon an hour leak somewhere in the system, there is an ongoing investigation of this issue.
- **Jeff Plummer** – has completed all older units that need gutter drainage inspections and repair. He has been working on digging deeper by 1522 attempting to find the irrigation leak.
- **Path Lights** – Oregon Electric came on May 31st and June 1st to find the breaks and get two pole lights working again. Mel scavenged the spherical bulb cover from a pole light that has not worked for years and used that to repair the pole light on the east side by 1507.

Compliance Report - Mel

There were 3 compliance notices delivered to 1588.

- Mid-June to Mid-July- Jenny
- Mid-July to Mid-August- Jane
- Mid-August to Mid-September - Lisa

Old Business;

Landscape updates – Jane

- Jane has been picking up trash from around the complex, wishes owners and tenants would be a little more considerate.
- We have a dead Maple and a dead Japanese Maple that at some point will need to be removed. There is a Birch by 1544 on Oakpatch that is in the process of dying.
- The board approved \$3,500 to continue trimming trees to clear roofs of overhangs.

Pool Update – Jane

A sign in sheet has been added. The pool has been opened but Jane will not to be the Pool Police.

Garden Updates – Marilyn

2 blueberry plants died but Marilyn donated 3 to replace them.

Reserve Study/Dues/Assessment – Marilyn

A new siding and painting policy is being adopted, it is a work in progress.

Motion was made to paint the whole complex in 2025, 2nd and passed.

Motion was made to raise monthly dues to \$210.00 in January 2024 with a probable Special Assessment of \$1,750.00 due in 2025, seconded and passed. The 2nd option that would raise the dues an additional \$35.00 with no Special Assessment in 2025 was rejected, however it was moved and seconded that we send a letter to all owners advising them of the dues increase and the option so it can be discussed at the annual meeting.

New Business;

One owner had requested that we change the 2 cars per unit rule thus allowing for additional cars in the parking lots, due to the already limited number of parking spots available this change was declined by the board.

The board will begin to clean the Maintenance Shed on June 26th at 12:30pm.

There were no new projects submitted.

Other

No other items were submitted

Next Meeting – July 20, 2023

Meeting Adjourned: 8:16 pm

Respectfully submitted by Sandi Patton