

SUNSET MEADOWS BOARD MEETING MINUTES

Thursday, June 16, 2022

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

Special Guests: Rebekah and Jill attended to observe the meeting and Rebekah is considering joining the board.

In the absence of a secretary, Jane has agreed to take notes this evening and Marilyn will help her put the minutes together from those notes.

Call to order at 6:37 PM

Homeowner Remarks: None

Approval of the Minutes

Approval of May 19, 2022 minutes, moved by Jane seconded by Sandi.

Treasurer's Report- Mel

Net income for May was \$15,000. Bottom Line had not received the utility or Visa bills for May. They are expected to be included in the June financial report. The May report was moved to be accepted by Jane and seconded by Sandi and approved by the board.

Delinquency Report: we have 26 owners delinquent on monthly fee. Due to Mel not receiving the financial report until an hour before the meeting, details of the delinquency were not submitted. This will be completed and reviews by board via email.

Maintenance – Mel

- Lane County Forest Products, delivered 5 yards of planting mix and 5 yards of hemlock bark to back of middle cul-de-sac. Bark is being used up fast. There is still soil available.
- Replanted lawn behind 1444, had its first mowing. The replanted area behind 1634 to 1638 is growing but no mowing yet.
- Jeff Broc of Oregon Electric was here on May 17th with locator equipment attempting to locate short circuits in irrigation controllers in front of 1448 and 1488. Jeff wants to reroute underground lines along maintenance shed then reconnect to wires 15 feet from shed. We saved a \$125.00 fee by hiring a temp worker to dig ditch. At the same time the lights along north driveway went out. Oregon Electric sent out 2 electricians without location equipment. They did a small amount of work but were unsuccessful. Jeff with locator equipment is scheduled to come back on June 21st. If he is unable to make repairs we will have a problem with irrigation. We have 2 other irrigation controllers that are working. These 2 control 24 of our 33 zone irrigation zones. We still have nozzle repairs and a few other issues to deal with. In the end Graham Landscaping can be called end to make more difficult repairs.
- Rexius irrigation was called in by EWEB to perform back flow test on our irrigation lines. This is a required test by EWEB.
- Partially drained down pool 3 times to prepare for opening.
- Jeff Plummer should be here this month to continue work on gutter drainage problems. This is an ongoing issue.
- Northwest Siding will be here on August 2nd to begin siding work.
- Jeff Jeppe, will be contacted to work on repairing a broken fence post in front of 1632 and a storage shed in front of 1570.

Compliance – Jane Hackett

The new phone number 541-606-0515

- Jane reported there were 5 compliance notices were issued this month. 3 were resolved. 2 are a work in progress. It was also decided to continue with the use of cell phone for reporting issues and promoting it use more.
- Marilyn O'Malley, compliance officer from mid-June to mid-July
- Lisa Armstrong, compliance officer from mid-July to mid-August
- Sandi Patton, compliance officer from mid-August to mid-September

Landscape – Jane

- Wolf Pack came in and worked a number of trees for us. They did a good job removing dangerous decayed and dead limbs. This included removing limbs over hanging gutters or laying on roofs. We removed 1 large arborvitae that was half dead and cut 4 more down to a reasonable height. We also removed a large branch back to fence line that was growing through the arborvitae. Our new lawn company is beginning to catch up on pruning and edging. We will be working with a nontoxic weed killer to help reduce weeds growing along driveways and sidewalks when it stops raining.
- Anyone with questions or that would like to discuss landscaping decisions are encouraged to contact Jane Hackett at hackett1575@comcast.net

Community Garden –

- No report for this meeting
- For information on participating in the Community Garden contact tamyngan@gmail.com

Old Business

- **HOA Insurance Policy Evaluation**

We received a bid from American Family Insurance. Allstate decided they couldn't provide insurance for us. We decided to stay with Farmers.

We'll meet prior to our next meeting to discuss estimates that Tony Core sent us in response to our questions of what additional coverage would cost. We will meet on a Tuesday, probably within the next few weeks, date to be decided by email.

- **THE POOL IS OPEN**

We had 15 people show up for pool class last Thursday. The calendar is set right. Jane is meeting with all new people to go over testing protocol until they are comfortable with process.

New Business

CAI MEMBERSHIP: The board joined the Western Oregon Chapter of Community Association Institute (CAI) in the hopes that we could be kept aware of new laws concerning associations in acted by the legislature in Oregon. We have noted there were new laws put out this year that we received no notice of. We are not sure the CAI is the answer to our problem. But we are aware of the issue and will continue to keep checking on what new in Oregon for HOAs.

RESIGNATION: Tamy resigned from board. We are now looking for 2 board members and need a board member to be secretary. We thank Tamy very much for her time and energy. We especially thank her for the work she put in on the updated Residence Guide. Jane reports that Monica has volunteered to

help with minutes if we do not find a board secretary prior to our Annual Meeting. She doesn't want to be on the board but will fill-in taking minutes.

ANNUAL MEETING

After some discussion the board voted to hold our Annual Meeting for 2022 on Saturday, September 10th 2pm, to be held in the meadow next to the Community Garden. Refreshments to be served unless there is another COVID surge prohibiting us from doing so.

Special Project Requests

No Special Projects Submitted

Meeting adjourned at 8:00 PM

Next Meeting – July 21, 2022, 6:30 pm at unit 1452

HOA Blogspot www.sunsetmeadowseugene.blogspot.com

Submitted by Jane Hackett and Marilyn O'Malley