

SUNSET MEADOWS BOARD MEETING MINUTES held Thursday June 17, 2021

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

Call to order at 6:00 PM

Home Owner Forum

No home owners in attendance

Approval of the Minutes

Jane moved to adopt the minutes from 05-20-21 meeting as submitted, seconded by Marilyn; motion carried.

Treasurer's Report

Delinquency continues to increase. In May it totaled \$6,209 an increase of \$840. There were 22 members past due. Two units with \$1,500 of the past due are being sold and payoffs are expected.

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

Maintenance – Mel Huey

- **Siding Repairs** – Northwest Siding has scheduled siding repairs for August
- **Leaky Hose Bibs** – The HOA will repair any leaking hose bib. Please let a board member know if yours is leaking.
- **Irrigation System** –The electrical issues have been resolved and most of the system is operating. Rexius has been contacted to repair the valve for the sprinklers by unit 1602. The rest of the irrigation system is working.
- **Pest Control** - Jane will contact Monica and Marty about inspecting/replacing vent screens around the property.
- **Parking Lot Sealing** – work is scheduled for completion by the end of July
- **Gutters** – Gutter leaks around the property are an ongoing problem. Mel is working with Express Employment to hire a temp handyman to replace failing gutter sections.
- **Dumpster Enclosures** – Planning to have temp handy man make repairs to enclosure by unit 1470
- **Misc.**
 - A temporary water line to the community garden has been run. A permanent spigot will be placed inside the garden later in the summer.
 - Sidewalk repair at unit 1592 still needs to be scheduled
 - The doors at units 1444 needs to be painted

Compliance

- Mel reported:
 - 1601: Non-operational vehicle. Owner removed the vehicle when the issue was brought to their attention.
 - 1434: sent a notice to the homeowner and the renter. Garbage needs to be removed by 6.19.
 - 1474: Noise complaint. Sent the first warning.

- Some new residents do not know about the Residence Guide and information about HOA dues, how to pay it, how to set up water, ... It seems that some realtors do not provide new owners with HOA documents.
- Lisa Armstrong, 541-543-5204, will be HOA compliance rep June 18 to July 15, 2021
 - Jane Hackett – July 16 – Aug 19

Landscape – Jane Hackett

- Rexius was called to prune the south driveway. Jane is thankful but they are not finished with their job yet.
- Ivy should be pruned to 10 inches off the ground and twice a year.
- Jane will follow up next week with Bear Mountain to cut down some trees and clear up some of the canopy.
- 1634: Jane will talk with the resident about a feasible solution that the board has come up with to improve the common area in the back yard. The Board will do an email vote on the expense when we agree on the solution: The resident pays to level the ground if they want to, to prevent the bark from washing downhill. HOA will pay for the bark. The Board will be supportive if the owner wants to have a structure over the patio.
- Anyone who would like to ask questions or discuss landscaping decisions are encouraged to contact Jane Hackett at hackett1575@comcast.net

Community Garden – Marilyn O’Malley

- Gardeners are looking at setting up a community table to make excess produce available to residents.
- Blue berries planted along the fence are for all residents to enjoy
- For info regarding the community garden contact Marilyn O’Malley at miomalley27@yahoo.com

Swimming Pool

- We are waiting till Oregon lifts the COVID restrictions when 70% of Oregonians are vaccinated, which could be very soon. We are at ~68% now.
- Swimming pool runs by volunteers. If any residents are interested in volunteering to be in the Swimming Pool committee, please contact a Board Representative. We have some residents expressing interest.

New Business

- **Special Project Requests**
 - None submitted

Meeting adjourned at 7:30 pm

Next Meeting – July 15, 2021, 6:00 pm to be held at unit 1452