

**SUNSET MEADOWS BOARD MEETING MINUTES**  
**Thursday, July 21, 2022**

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

**Call to order at 6:35pm**

**Welcome Monica to the BOD**

Motion to approve Monica for Board Secretary: Seconded & Approved

**Homeowner Remarks:** None

**Approval of the Minutes**

Approval of June 16, 2022 minutes, Motion, Seconded, Approved

**Treasurer's Report - Mel**

- Net income for June: \$20, 910.00. Financial report was approved by Board.
- Delinquency in June was \$5,896.00 (\$90.00 less than May.)
- Budget Proposal for 2022-2023 was discussed & will be finalized in August.
- Mel proposed paying entire Insurance Bill in July. Approved by Board.

**Maintenance Report - Mel**

- Irrigation - Jeff Brooks of Oregon Electric Service was able to repair a break in the line to the controller. All four controllers are now working, but at least 4 zones are not working. Enough of the system is working to resume 4 days per week irrigation schedule.
- Mark Jackman of Graham Landscaping was also here and repaired leaking pipes & electrical connection to one zone. He will return on August 1st.
- Lights on North Entrance - Jeff Brooks is also looking at this problem
- Jeff Jeppe will be returning to work on fences & storage sheds.
- Jeff Plummer will be here in August to work on gutter drainage.
- A second load of Hemlock bark was delivered
- Northwest Siding is scheduled to begin work on August 2nd

**Compliance**

- 3 compliance notices and 1 warning were issued. ( 2 involved leaving trash on their doorstep and 2 involved leaving bags of trash by dumpster)
- Also a compliance warning issued regarding noise
- Perhaps it's time to send out the pool rules again as a number of people have not been following them.
- **Upcoming Compliance**
  - Mid-July to mid-August: Lisa
  - Mid-August to mid-September: Sandi
  - Mid-September to mid-October: Jane

## Old Business

- **Landscaping updates** - Jane - the ivy was clipped along both driveways
- **Pool Committee** - Jane - things are going well; lots of volunteers; some training still needed
- **Community Garden Project** - Marilyn
  - Several gardeners are sharing their boxes for a total of 12 people in the garden.
  - There are 4 people on the waiting list.
  - The Community Garden met on July 16th and invited Jane to the meeting. It was concluded that when tree work is done in the Fall, a few tree branches near the garden may be thinned.
  - The gardeners will deal with the grass around the fence.
- **Owner Insurance for Interiors ( Post discussion with Attorney)** - Marilyn  
The Board of Directors held a special meeting on insurance on June 28, 2022 and voted to make it a requirement for all owners to have insurance for their interiors in addition to personal property insurance. This is allowed under **ORS 94.676** and is typical of most HOAs. The intent of the Board is to keep Association Dues from rising as a result of Association insurance costs. Marilyn had a conference with Attorney Bryan Cox who strongly advised that the board give more consideration to the minimum required coverage. It was decided that further discussion is needed before we have our attorney proceed. Marilyn will email a proposed statement to the BOD.

## New Business

- **Amending CC&Rs regarding dogs**  
Marilyn was concerned that our CC&Rs should reflect the reality that we allow large dogs even though our CC&Rs say we can only have dogs that weigh less than 12 pounds. Our attorney said that because we haven't enforced that rule for a long time the rule is waived. We discussed amending our CC&Rs and decided we will revisit this next year.
- **Community Safety** - There have been several attempted break-ins, one attempt at syphoning gas, and reports of suspicious, unsavory people hanging out on the Oak Patch side for several days. Vince Wright has offered to get an estimate from National Business Solution for Security Cameras. He gave me a partial proposal that doesn't include cost of installation. We will be doing a walk-through with Vince's company next week. The more board members can join this walk-through, the better.
- **Maintenance Log** - Although there are records for maintenance that has been done at Sunset Meadows there is no easily accessible log that lists everything we've repaired or replaced and when. The Board agreed to compile such a log in order to be prepared for a possible Reserve Study, and for our own benefit of being better organized. Marilyn is in communication with Gene Bicksley, HOA Consultant who does Reserve Studies and will be getting more information about them and the cost of such. We'll start working on this ASAP . Tamy, former board

member said she'd like to help with this project.

- **New projects submitted** - Since last meeting via email, we approved heat pumps for Unit 1478 & Unit 1503 and a patio pergola for Unit 1568.

Unit 1486 submitted a request for installation of a charger in their carport for an EV. This was unanimously approved by the board.

**Meeting adjourned at 8:40pm**

**Next Meeting** - Thursday, August 18, 2022 at unit 1452.

Submitted by Monica Haaland