

SUNSET MEADOWS BOARD MEETING MINUTES held Thursday Sept 16th, 2021

Present: Sandi Patton, Mel Huey, Lisa Armstrong, Jane Hackett, Tamy Ngan, Dave Hubbard, Marilyn O'Malley, Azam Koushbaghi

Call to order at 6:05 PM

Home Owner Forum

Azam Koushbaghi, unit 1638, had questions regarding maintenance of the back of her unit due to fir needles plugging off gutters and gutter condition itself. Jane Hackett responded that the fir trees, which are on city property, were trimmed this summer to allow more light in and reduce needle fall. Mel Huey responded that poor gutter condition is problematic throughout the property and is being addressed.

Approval of the Minutes

Marilyn moved to adopt the minutes from the 08-19-21 Board meeting as submitted, seconded by Jane; motion carried.

Jane moved to adopt the minutes from the 08-25-21 Budget meeting as submitted, seconded by Marilyn; motion carried.

Treasurer's Report

Delinquency declined by \$852 in August to \$4,198 with 16 members past due. Letters and direct contact with delinquents resulted in two sizable payments. On Sept 2 another large payment was made leaving only 2 members more than 2 months past due. A lien was filed on one member with Lane County Deeds and Records.

Mel reported that he removed \$60K from our stock market funds to cover the initial payment of \$25K, paid out in August, to Northwest Siding for the repair work that has been underway.

Dave moved all stock fund accounts be cashed out and deposited into FDC insured accounts to bring us into compliance with State of Oregon HOA reserve fund investment statutes; seconded by Marilyn.

Discussion ensued:

There were questions about where the reserve funds could be invested to get a return any where close to what the HOA has benefited from. Unfortunately, FDC insured investments return somewhere between 0.25% and 0.5% but we will strive to get the highest return possible.

Motion was carried.

Mel will close out the stock funds as soon as he can and deposit the proceeds in an appropriate money market account until a longer-term investment decision can be made

Maintenance – Mel Huey

- **Siding Repairs** – Currently underway and expected to be complete by end of Sept
- **Irrigation System** – Still the odd problem but most areas are being watered
- **Pest Control** – all damaged vent screens that we know about have been repaired. Please check the vent screens around your unit on a regular basis and let a board member know if you see any damage.
 - A family of possums are trapped under one unit after the vent screens were repaired. Plans are underway to coax them out and seal up the vents again.

- **Dumpster Enclosures** – Mel had the dumpster enclosure in front of unit 1472 rebuilt
- **Sidewalk Repairs:**
 - Raised section of sidewalk at 1592 has been replaced
 - The cracked stoop unit 1507 has been repaired
- **Misc.**
 - Mel did some fence repair at unit 1605

Compliance

- Tamy reported:
 - No complaints but noted that a large commercial-looking truck has been parking for long periods of time on the driveway area. A no-parking notice was placed on the unit and it was moved.
- Marilyn O'Malley, 707-703-7428 will be HOA compliance rep Sept 17th to Oct 16th, 2021
 - Dave Hubbard – Oct 16 to Dec 16

Landscape – Jane Hackett

- Jane reported she and her temp helper have been doing shrub/hedge maintenance
- Jane has instructed Rexius to skip lawn mowing and focus on pruning and shrub maintenance until the end of Sept
- Anyone with questions or who would like to discuss landscaping decisions are encouraged to contact Jane Hackett at hackett1575@comcast.net

Community Garden – Marilyn O'Malley

- By all accounts this project has been a big success and pleasant addition to the HOA
- Gardeners are in the process of cleaning out beds and prepping for winter
- For info regarding the community garden contact Marilyn O'Malley at miomalley27@yahoo.com

Swimming Pool

- The pool shut down Sept 15th and is planned to reopen on Memorial Day 2022

Residents Guide Updating

- Tamy has done a lot of work on producing two drafts of the revised document thus far. It has been circulated to the board for further review. A meeting to finalize the document is being planned. We hope to have it ready for distribution at the AGM.

Annual General Meeting (AGM)

- Planned for Oct 16, 2021, to be held outside in the common area west of the community garden.
- The AGM information package will be hand delivered to resident homeowners and mailed out to non-resident home owners on Sept 17th

Library book box

- Trisha Glenna has generously offered to donate the book box, which is currently under construction. It will be installed beside the bench across from the community garden.

New Business

- **Special Project Requests**
 - None submitted

Meeting adjourned at 7:50 pm

Next Meeting – Oct 16th, 2021, 2:00 pm to be held on common area west of community garden

HOA Blogspot www.sunsetmeadowseugene.blogspot.com

Submitted by Dave Hubbard (HOA secretary)