

## SUNSET MEADOWS BOARD MEETING MINUTES held Thursday Dec, 16, 2021

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

### **Call to order at 6:34 PM**

**Homeowner Remarks:** None

### **Approval of the Minutes**

Minutes from Nov 18, 2021 meeting were amended as follows: \$227K reported to be in a money market account was amended to \$180K and interest rate reported to be 0.1% was amended to 0.2%.

Apologies to the board and homeowners for incorrectly reporting these numbers.

*Jane moved to adopt the minutes from the 11-18-21 Board meeting as amended, seconded by Lisa; motion carried.*

**Treasurer's Report:** As of 11-30-21, bank account; \$80,167, money market account; \$181,010 Delinquency increased in November by \$306 to \$3,941. There were 14 members past due, with 3 members more than 2 months delinquent. Statements prepared by Bottom Line are about to be sent to all members, which hopefully may reduce the annoying small delinquencies on the monthly financial statement. The past due amount of a deceased owner accounted for 45% of the total delinquency.

Mel reported that, in consultation with Bottom Line, it may be in the Association's best interest to not have an equity account labeled reserves, as this would invoke restrictive state laws limiting what maintenance could be done with the funds.

Mel checked further into the "higher than expected" EWEB bill from October and determined that the charge reflected an adjustment due to prior bills that were underestimated.

*Jane moved to approve the treasurer's report, seconded by Sandi; motion carried*

### **Maintenance – Mel Huey**

- **Siding Repairs** – Mel did the touch up paint at unit 1484 to complete all siding work
- **Irrigation System** – Rexus advised Mel their irrigation dept is booked up through this summer, so Mel will contact other irrigation service providers in hopes getting some repair work done at off-season rates
- **Sidewalk Repairs:**
  - Aardvark Exc completed the front stoop repair Unit 1618
- **Gutter Cleaning and Roof Moss Treatment:** Aleman Contractors cleaned gutters, reinforce gutter attachment points, checked all down spouts, repaired leaking gutters and applied moss treatment to the roof.
- **Misc.**
  - Mel is investigating possible sources/reasons for water accumulation under units 1482 to 1488. Homeowners should monitor the situation.
  - Baxter Plumbing replaced the pressure reduction valve for unit 1486
  - Winter faucet covers have been installed. If yours is missing please get one from Mel or Jane and install it.

## Compliance

- Dave reported no compliance issues in the past month
  - On a pending complaint, the owner of unit 1553 reached out and advised Dave that he never received the first compliance warning letter due to our email contact information for him not being current. He has addressed the compliance issue. The board will waive the fine that was imposed and remind homeowners the importance of updating the board when contact information changes for you or your tenant.
- Mel Huey 541-606-0515 is compliance officer from – Dec 17 to Jan 20, 2022
- Tamy Ngan, compliance officer from mid Jan to mid Feb 2022

## Landscape – Jane Hackett

- Rexius returned to pick up the leaves they left behind and covered the bedding areas with a thin layer of mulched leaves as requested by Jane
- Dog owners have been making deposits in the dog poop can but not replacing the lid, allowing it to fill with water. You can imagine the disgusting mess that leaves. If you use the can make sure you put the lid back on, if you see it has been left off put it back on and if the can is full take your doggie bag to one of the dumpsters, don't just leave it on the ground beside the poop can.
- Drew (hired landscape helper) has been working on general ground cover and shrub maintenance
- A resident, who is an experienced landscaper, will be removing an unhealthy old bush and replacing it with one to her liking. We will have further discussion on residents who wish to remove existing plants that are healthy and growing in common area.
- Anyone with questions or who would like to discuss landscaping decisions are encouraged to contact Jane Hackett at [hackett1575@comcast.net](mailto:hackett1575@comcast.net)

## Community Garden – Marilyn O'Malley

- For info regarding the community garden contact Marilyn O'Malley at [miomalley27@yahoo.com](mailto:miomalley27@yahoo.com)

## Old Business

- **Residents Guide Updating**
  - Updates/revisions are complete and the document is in the process of being distributed. If you have not received yours by the end of December, please email me and I will get a copy out to you.
- **Surveillance System**
  - Dave has ordered the camera equipment to install in one trash enclosure to test effectiveness. Camera and the installation security box will cost \$80.
- **Front Entrance Exterior Light Fixture Replacement**
  - Homeowners wishing to replace their exterior light due to interference with screen door swing, please contact Jane at [hackett1575@comcast.net](mailto:hackett1575@comcast.net) for the approved light fixture information

- **HOA Owned Cell Phone**
  - The new HOA cell phone number is 541-606-0515. Please use this number to report compliance issues or make contact with the board for any other reason.
- **HOA Dues Increase** – HOA dues increase to \$185 effective Jan 1<sup>st</sup>, 2022. Please remember to make the necessary changes to your system of payment.

**New Business**

- **Special Project Requests** - none

**Meeting adjourned at 8:05 PM**

**Next Meeting** – Jan 20<sup>th</sup>, 2022, 6:30 pm at unit 1452

**HOA Blogspot**    [www.sunsetmeadowseugene.blogspot.com](http://www.sunsetmeadowseugene.blogspot.com)

Submitted by Dave Hubbard (HOA secretary)