

SUNSET MEADOWS ANNUAL GENERAL MEETING MINUTES

Saturday, October 1, 2022, 2:00pm

Common Area West of the Community Garden

Confirm Quorum: 35 (25 + 10 proxies)

Meeting called to order at 2:05pm

Approval of the Minutes from October 16, 2021 Annual Meeting

Motion to Approve, Seconded, Passed with one change: Remove “d” from Laurel’s last name: should be Hanley.

President’s Remarks - Marilyn O’Malley

Marilyn introduced herself and the Board of Directors: Mel Huey (Treasurer), Monica Haaland (Secretary), Members at Large: Jane Hackett, Sandi Patton, Lisa Armstrong, and Rebekah Rossberg.

Monica is leaving the board and Rebekah has agreed to be Secretary but we have room for a seventh member and Marilyn invited everyone to consider being on the board. Here is a synopsis of what she covered in her speech:

Everyone needs to remember they are part of the HOA and volunteer if/when they are able. Mel has more than anyone for years to help keep our monthly dues down by doing a lot of work himself as a volunteer. Everything is getting more expensive, including labor, and if we want to keep our dues low we will need to pitch in more as time goes on.

We are not raising the dues this year, but we may have to next year because of price increases and because our complex is old and things like our irrigation system have been breaking down.

We have an HOA expert who does Reserve Studies coming to our next meeting because we will probably do a Reserve Study in 2023. These studies help HOAs predict future costs for maintenance and repairs so that a community can plan on such costs and not be caught off-guard with large assessments on each member.

The Board of Directors joined the Community Association Institute (CAI) in order to stay abreast of laws that impact HOAs. The state makes rulings about HOAs but it is our responsibility to find out what they are. Oregon now requires all HOAs to certify that their governing documents do not contain discriminatory language. Our lawyer drafted the necessary document for Marilyn to sign and be filed with Lane County.

Over the past year, we consulted with HOA experts, insurance agents and our attorney

and determined that it was necessary to make it a requirement for all owners to carry replacement coverage on their unit interiors in addition to personal property insurance. Details of this will be mailed out before December 1st and effective January 1, 2023 everyone must have interior coverage. The Third Amendment and a summary of how our insurance works are on our website and will be in the mailing.

According to the CAI, many HOAs have been experiencing unrest and conflict due to political differences. Almost everyone at Sunset Meadows gets along with each other, and Marilyn asked us to continue to respect our neighbor's right to have a difference of opinion. She also stated we are living in hard times with Climate, Economic, Political and Forest Fire issues and that our neighborhood has seen more problems, including some incidents at Sunset Meadows. She urged us to pull together and look out for each other so that we can all get through whatever troubles come our way.

We did not get a Security Camera System because it's too expensive to bring electricity brought to the areas where cameras would be most useful. We do have a few trail cams up that are being monitored by Eric and Logan, and we can get a few more of these if we have the volunteers to monitor them.

Marilyn asked us to visit our website at sunsetmeadowseugene.blogspot.com and to read the minutes when they are sent out. She also asked that we use the phone number (541) 606-0515 and the email: SunsetMEugene@gmail.com rather than call or email individual board members.

Treasurer's Report - Mel Huey

- The August 2022 - July 2023 Budget was sent out with meeting packet.
- We are in good shape and the homeowner's monthly dues will stay the same at \$185 per month for 2023.

Maintenance Report - Mel Huey

Siding repairs for this year were completed and will continue again next year depending on what needs to be done.

Irrigation has been repaired, but continues to be a challenge due to roots clogging pipes.

Electrical repairs were done on North Side and pole and ground lights were replaced as needed.

Questions:

- Can irrigation be turned down where the ground gets soggy?
 - Yes, Sprinklers can be modified or capped off.
- A lot of leaves have already fallen. Is it the homeowners responsibility to rake leaves?
 - No, the landscaping company will take care of removing leaves.
- What about downspouts?
 - Downspouts are cleaned once a year.

- Outside back patio faucet is leaking. Can someone repair?
 - Yes, please alert board if you see a leaky outside faucet as this can cause damage & increase water cost.

Pool Report - Jane Hackett

Thank you to all the volunteers that kept our pool clean & safe!
We had a good year. County inspection went well.

Landscaping - Jane Hackett

Jane is going to have the Landscaping company cut back ground cover.

Jane will be trimming low hanging branches encroaching on gutters, carports and roofs.

No new plantings will be done unless they are drought resistant.

Homeowner in 1582 was concerned about tree roots around her foundation. Wolfpack looked at tree roots and exterior foundation and found no cracking of foundation or lifting of sidewalk in front or on south side. The crawl space is not accessible without removal of flooring in closet.

New Business - Open Discussion

We talked about the fruit trees on the property that drop fruit on the ground that is left to rot. We decided that we'll post a map of where the fruit trees are located and next year we'll send out emails letting residents know they can go pick the fruit so that it doesn't go to waste and isn't creating a mess.

Jane will see about getting the fruit trees pruned once they've dropped their leaves so that next year there will a smaller and healthier amount of fruit.

Election of New Board- *Since there were no new nominations and no position was contested a motion to accept the slate by acclamation was made, seconded, and passed.*

President - Marilyn O'Malley

Treasurer - Mel Huey

Secretary - Rebekah Rossberg

Members At Large - Lisa Armstrong, Jane Hackett, Sandi Patton

Meeting adjourned at 3:05pm

Submitted by Monica Haaland