

UNAPPROVED MINUTES
(can't be approved until 2024 Annual Meeting)

Sunset Meadews HOA
Annual Meeting Minutes
October 7, 2023

The meeting was called to order at 3:07 pm by President Marilyn O'Malley

The minutes from the 2022 Annual Meeting were approved.

President's Comments: Marilyn announced that she is resigning from the Board of Directors and urged people to become more involved, acknowledging that each owner is part of the HOA. Sunset Meadows doesn't have any management other than a volunteer Board of Directors, there is no maintenance crew, and people's idea "the HOA" should take care of spilled garbage and such, is not realistic. She expressed her personal opinion that consideration should be given to hiring a paid manager, or at least a paid maintenance manager. She stated that because Sunset Meadows is aging, there are more expensive repairs and replacements, and that societal issues such as increased theft, have made management beyond the scope of what she believes a volunteer Board of Directors can handle effectively.

Dues are going up to \$213.00 on January 1, 2024 and would need to be a minimum of \$25 more per month were we to hire a management service, and would increase at least \$40 more per month if we were to hire a nightly security patrol, which was an idea some owners had expressed. The Board of Directors cannot make such a decision without approval of the membership, and Marilyn said she just wanted to put those figures out there for future consideration.

She also gave a summary of how our Reserve Study was conducted and expressed hope that it will help us to anticipate our needs and have a more realistic budget. She explained what a Special Assessment is and stated that although the Board of Directors managed to shift some priorities and avoid a Special Assessment in 2023, it shouldn't be a surprise if one was needed in the future.

Financial Report: Mel Huey gave the financial report and presented the Budget. He also explained how our newly established Reserve Checking account will be used for future repairs designated in our Reserve Study, separate from our monthly Operating Expenses.

Maintenance Report (also by Mel):

Irrigation – problems included several timers in the junction boxes has gone out. Also we have a large leak in the system that is underground, he hopes to get that fixed before winter sets in.

Jeff Plummer of Aardvark has been working on gutter drain lines that need re-routing or cleaning out. He has also been helping with the irrigation problems.

Electricians have been working on various lighting issues.

Curb to Roof (CTR) has been hired to do various handyman tasks around the complex.

Fitzpatrick Painting did a large siding repair and will paint our buildings in 2025..

3 of our buildings had to be re-roofed this year, Father & Son roofing did the work.

Gutters – we have decided to increase the number of cleanings from once after the leaves fall to twice a year, one before the leaves start to fall and one after the trees are all done shedding.

Pool and Landscape Report by Jane Hackett:

The pool committee had a rough start this year but pulled together and had a good year. The annual pool inspection by Lane County Health Dept. was done in July.

We have many stressed trees. This is due to lack of water and increased heat. We had 2 large trees removed this year. There remain 3-4 trees that need to be removed next year. The removal of branches that hang over roofs will be completed in 2024 during the winter.

Thursday is Lawn day. Mowing and edging is happening. Jane has asked during the last several weeks that mowing be held so that pruning can be completed before the major dumping of leaves starts. You can expect that leaf pickup will be on going for several weeks. They will collect them in large piles, gas blowers will be used, so expect extra noise. There will be some work done on weekends, She asked that they not come on Sundays. They will be removing these piles and hauling them away. Extra funds that the board approved for dealing with the ivy hedge along the south driveway has been moved to leaf pickup per board approval.

Thank you, Tom, for all the help with blackberry removal. Marilyn and Michael landscaped the small area on the North side of the lawn area.

Election:

Marilyn announced the candidates, and the voting process began, but the opinion was expressed that adequate time was not given for members to question candidates or discuss their merits. Jane Hackett resigned, leaving an opening on the Board of Directors and no one running for President. Members of the Board urged people to step up and volunteer their time, and Lisa Buscho then volunteered. The membership voted to have Mel Huey remain Treasurer, Kate Schultz was elected the new Secretary, and the position of President will be determined by the Board at their next meeting as no candidate was available. Lisa Armstrong, Rebekah Rossberg, Sandi Patton, and Lisa Buscho were voted in as Members-at-Large.

Respectfully submitted,

Sandi Patton,
Temporary Secretary