

Sunset Meadows HOA Board Meeting

October 19, 2023

Meeting called to order: 6:31 PM

Present: Marilyn O'Malley, Mel Huey, Sandi Patton, Rebekah Rossberg, Jenny Odintz, Lisa Armstrong, Kate Schultz, Lisa Buscho

September 21, 2023 Meeting Minutes Approved: Jenny motioned to approve, Kate 2nd. Motion passed.

Election of New President: Reviewed responsibilities for President and opened the floor for nominations. Kate Schultz was nominated for President and all board members voted unanimously to approve. The position of Secretary is now open – floor open for nominations. Jenny Odintz was nominated for Secretary and all board members voted unanimously to approve.

Treasurers Report: Mel reported a net loss of \$5,140.18 for the month of September – extra common area repairs and the down payment on the 2025 paint project contributed to this. Delinquency increased by \$867 in September to \$4,489. The number of delinquents increased from 20 to 28, with 2 members more than 2 months delinquent.

Mel is working on completing the paperwork needed to change the HOA fiscal year to match the calendar year.

Maintenance Report: Mel reported a sewage backup into unit 1444. Cohen Plumbing discovered roots entering the line 4 feet down in the back yard. The broken section where the roots had entered has been replaced.

EWEB reported a leak in the water line to unit 1517. Accurate Leak Detectors determined the leak was under a tree in front of the unit. Jeff Plummer has repaired the line.

1498 had water under the unit. Jeff Plummer discovered a plugged drain line in the foundation. Roots were removed from the line and a flapper was installed to prevent backflow. Other parts of the line were replaced and reattached to the line flowing in from the neighbors, which should help drain all the units crawl spaces.

Irrigation is not currently running except to map out the system and search for the leak. The leak has been isolated to the half of the irrigation system not controlled by the valve on Oak Patch. Jeff Plummer will begin blocking off sections of the irrigation lines and use his air compressor to try and locate the leak.

The Dumpster rebuild by CTR was finished except for painting.

The path light in front of 1452 is out, along with several other pole lights. Mel has been trying to reach Oregon Electric Service to repair.

Compliance Report: Marilyn reported that 1 compliance notice was given out for a messy patio.

- Mid October – Mid November: Jenny
- Mid November – Mid December: Mel
- Mid December – Mid January: Kate

Old Business:

Security Cameras - \$150 was approved during September's board meeting to replace a security camera. Since then a second camera has been stolen – Michael is still willing to install and manage security cameras but wondering if we need to approve a second camera or if it's even worth it to move forward with the security cameras at all. Marilyn has noticed a decrease in the crime and vandalism in areas where security cameras exist – board will vote on this at a later date.

2024 Residents Guide - The 2024 Residents Guide has been updated. Sandi moved to accept the changes, Lisa A. 2nd. Motion passed.

New Business:

New projects submitted – we had a request for a heat pump. Approved.

Election reform – residents have expressed frustration and concern with how elections are handled. The board agreed election reform is necessary and is actively working towards a more inclusive process. Additional information regarding the election process for 2024 will be shared with residents when available.

Architectural & Landscape Committee – Marilyn agreed to head the Architectural & Landscape Committee to liaise with yard crews and tree trimmers and assist with landscape needs as necessary. Lisa B. agreed to join the committee as well. Residents are encouraged to reach out if they would like to volunteer.

Next meeting: November 16, 2023

Submitted by Kate Schultz, President