

SUNSET MEADOWS BOARD MEETING MINUTES (**approved**) held Thursday Jan, 20, 2022

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

Call to order at 6:30 PM

Homeowner Remarks: None

Approval of the Minutes

Jane moved to adopt the minutes from the 12-16-21 Board meeting as submitted, seconded by Sandi; motion carried.

Treasurer's Report: As of 12-31-21, bank account; \$86,807, money market account; \$181,010. Delinquency increased in December by \$194 to \$4,135. There were 15 members past due, with 3 members more than 2 months delinquent. Statements sent out by Bottom Line did little to reduce the annoying small delinquencies. Perhaps, since it listed the amount due in January, there will be an improvement. The delinquency will be significantly reduced when the unit of one deceased member sells, and the arrears are settled for that unit.

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

Maintenance – Mel Huey

- **Lighting Repairs** – Oregon Electric Service repaired the lighting in a line by the sidewalk from 1432 to 1446. Remaining work needing a new part for light by 1432 will be done Jan 26.
- **Irrigation System** – Graham Landscape has been working on system repairs spending \$500 thus far. Initial estimate of other repairs identified is a minimum of \$600.

Jane moved to have Graham Landscape continuing with irrigation system repairs up to a cost of \$1500, seconded by Marilyn; motion carried

- **Crawl Space Moisture** - Mel is investigating possible sources/reasons for water accumulation under units 1482 to 1488. Water has also been reported under unit 1501. The contractor that we like for this type of work may not be available, so Mel is trying to get an alternative contractor to investigate and make recommendations.
- **Foundation Settling** – unit 1517 reported significant settling of the unit. Mel will talk to all homeowners of units 1511, 1515, 1517 and 1519 to discuss next steps.
- **Misc.**
 - Unit 1596 reported a gutter leak. Mel will have our handyman repair or replace as needed.
 - Leaking water line for unit 1464 was repaired
 - Installed new speed limit signs increasing the limit to **10 MPH**. Please respect the new speed limit and drive safely.

Compliance; The new phone number 541-606-0515

- Mel reported there were no compliance issues in the past month
- Tamy Ngan, 541-606-0515, compliance officer from mid Jan to mid Feb
- Marilyn O'Malley, compliance officer from mid Feb to mid March

Landscape – Jane Hackett

- Ongoing pruning/trimming and property clean up
- Jane and Marilyn are looking into the possibility of hiring a different landscaping maintenance company
- Jane notified the Board that she would be replacing Drew as her landscape helper.
- Anyone with questions or that would like to discuss landscaping decisions are encouraged to contact Jane Hackett at hackett1575@comcast.net

Community Garden – Marilyn O'Malley

- Marilyn notified the Board that she wants to step down down as Community Garden chairperson, and will be looking for another gardener to take over that duty

Old Business

- **Residents Guide**
 - The new guide has been distributed. If you have not received one, please email me and I will get a copy out to you.
- **Surveillance Camera System**
 - A motion activated surveillance camera was set up in the trash enclosure for units 1433 to 1438 as a pilot project. If this proves to be of use, we will be monitoring all of the bins in the future. The purpose of this monitoring is to identify who is leaving trash outside of the bins, filling up the trash bins with recycling and large items that are not common household waste, and if anyone outside of our community is getting into the bins.
- **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 for the approved light fixture information
- **Compliance Phone – 541-606-0515**
 - This number can be used to report compliance issues or contact board for any reason
 - The service has been set up under Mel's account with Consumer Cellular for which Mel will be reimbursed \$25 per month

New Business

- **Special Project Requests – none**

Meeting adjourned at 8:00 PM

Next Meeting – Feb 17th, 2022, 6:30 pm at unit 1452

HOA Blogspot www.sunsetmeadowseugene.blogspot.com