

## SUNSET MEADOWS BOARD MEETING MINUTES held Wednesday, Mar 16, 2022

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

**Call to order at 6:37 PM**

**Homeowner Remarks:** None

### **Approval of the Minutes**

*Lisa moved to adopt the minutes from the 02-17-22 Board meeting as submitted, seconded by Sandi; motion carried.*

**Treasurer's Report:** There was an alarming increase in delinquency in February to \$7,050 with 29 members past due. This is almost double the amount and number of delinquents from a few months ago. The reason for this increase is unclear, but there are only 4 members more than 2 months delinquent. The unit of the deceased member has been sold and will close in early April which will eliminate one large delinquency.

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

### **Maintenance – Mel Huey**

- **Irrigation System** – Thanks to the trenching work done by Mel, Jane and two contract laborers, Graham Landscape only had to lay in the pipe and connections to repair an irrigation line on the East side of the property. The work done by Mel and Jane saved approx \$1300.
- **Crawl Space Moisture** – The gutter drain line for the building, 1482 – 1488 was replaced. Water accumulation under the building will be monitored to determine if a French drain is needed. A contractor will be called in to physically inspect the crawl spaces under this building and the crawl space under 1501. Mel will be in touch with homeowners to make arrangements.
- **Storm Drainage** – Baxter Plumbing attempted the clean out of the line connecting the storm drain by the north side mailboxes to the storm drain in front of unit 1498. They were not successful due to an obstruction that could not be removed. They cleaned out 4 catch basins while here. Mel advised the Board that street drainage is still effective even with the plugged line and recommended the situation will be monitored for now.
- **Gutters and Roof Drainage** – There was discussion about the condition of the gutter drain lines around the property.

*Dave moved that Aardvark Excavation be hired to inspect drain line condition for all buildings, identify problems and recommend/prioritize repairs, seconded by Marilyn; motion carried. Mel will coordinate with Aardvark.*

- **Siding Maintenance** – Mel has been in contact with Northwest Siding to do the annual siding condition assessment and repair bid.  
Kaminski Construction will be invited to assess siding condition and submit a repair bid.  
Dave will contact Kaminski.
- **Misc.**
  - Mel and Marilyn found standing water by East fence line prompting a call to the city to come out and check a storm drain on the other side of the fence. City found no problem but will check further.
  - A water line ruptured in front of 1526 which EWEB promptly repaired

### **Compliance - The new phone number 541-606-0515**

- Marilyn O'Malley reported:
  - A small engine oil leak was reported in front of unit 1482. A compliance notice was issued and the area was promptly cleaned up.
- Lisa Armstrong, 541-606-0515, compliance officer from mid-Mar to mid-April
- Mel Huey, compliance officer from mid-April to mid-May

### **Landscape – Jane Hackett**

- Jane had Rexus dig up and remove the sedge along the north side of the property
- Jane supervised a new contractor who removed a couple of arborvitaes from the East property line. Jane was happy with the work, the cost and clean-up and will have them bid on more tree/shrub maintenance.
- Clean Air Lawn Care service will start lawn and grounds upkeep on March 21, replacing Rexus
- Anyone with questions or that would like to discuss landscaping decisions are encouraged to contact Jane Hackett at [hackett1575@comcast.net](mailto:hackett1575@comcast.net)

### **Community Garden – Tamy Ngan**

- The committee will be holding its first meeting soon
- Marilyn noted that when the garden was approved, we considered that once 10 people were on the wait list, the garden space might be expanded, but this was only a possibility not a Board commitment.
- For information on participating in the Community Garden contact [tamyngan@gmail.com](mailto:tamyngan@gmail.com)

### **Old Business**

- **Surveillance Cameras** – Thanks to Eric Burdette and Logan Telles for taking over camera care and maintenance
  - A second camera has been installed to monitor the North mailbox area

### **New Business**

- **Special Project Requests**
  - Unit 1436 was approved for the installation of a patio door security gate
- **HOA Insurance Policy Evaluation**
  - Our policy is currently held by Farmers Ins. One or two other insurance companies will be asked to submit policy quotes. Dave will coordinate.
  - Competing agents will be asked to present their policy recommendations to the Board at the June or July mtg

**Meeting adjourned at 8:15 PM**

**Next Meeting** – April 21<sup>st</sup>, 2022, 6:30 pm at unit 1452

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