

**SUNSET MEADOWS BOARD MEETING MINUTES**  
Thursday, October 20, 2022, 6:30pm  
1452 Fethers Loop (Sandi Patton's home)

**Present:** Marilyn O'Malley, Mel Huey, Lisa Armstrong, Sandi Patton, Jane Hackett, Rebekah Rossberg, Jenny Odintz

**Call to order at 6:35pm**

**Approval of the Minutes**

Approval of Sept 15, 2022 minutes. Motion, seconded, approved

**Treasurer's Report - Mel**

- Net income for September: \$20,855.00. Financial report was approved by Board.
- Delinquency in September was \$4,285, \$130 more than August.
- It was suggested that the Board send balance due statements for the delinquencies.

**Maintenance Report - Mel**

- Jeff Jeppe will be in Arizona for some time. Express Professional will be sending Noah Emory to repair fences, and possibly other repairs.
- Jeff Plummer has been working on clearing gutter drainage lines. He installed a new drain line in front of 1661 and started to repair the drainage in front of 1557.
- Irrigation: Jeff broke an irrigation line in front of 1557. Mark Jackman may need to be hired to repair it. Main irrigation is still on, but controllers have been set to "rain off." Irrigation nozzles in ivy beds have been capped or screwed down.
- Mel cleaned out some blackberries and limbs along the east fence and replaced two broken outlet covers on 1596. Dumpster areas had to be cleaned and locked almost daily.

**Compliance - Jane**

- 1 compliance notice was issued. It was to 1474 for playing loud music. Occupant was fined \$25 and a notice was sent to the owners of the unit.

**Upcoming Compliance**

- Mid-October to mid-November: Rebekah
- Mid-November to mid-December: Marilyn

**Old Business**

- Landscape update - Jane: The landscaper company has hired a new landscaper. They will hopefully be spending 6 to 7 hours per week here.
- Security cameras: Monica and Jane are possibly interested in monitoring a security camera. We will ask Tammy to ask Eric about which cameras to use.
- Annual meeting comments: we had a good turnout and good communication. Abigail brought up an issue with tree roots that was mentioned at the Annual Meeting in 2021 that was not added to the minutes. The unapproved minutes for the 2022 meeting will be posted on the Sunset Meadow's blogspot.

## **New Business**

- No new projects were submitted.
- Plumbing under units: According to CC&Rs, the HOA is responsible for drainage and sewers under units. The HOA is not responsible for tree roots. EWEB should be asked before trying to kill the roots with poison in the drains.
- Motion to reimburse Sally for \$425 for the repairs to her drains, seconded, approved.
- From CAI - Letter to Representatives response due by October 24th.
- Jane has a fruit tree map, as requested at the annual meeting.
- Jenny Odintz was a guest at the meeting to see if she might be interested in joining the board. She decided she was interested and the board voted unanimously to add Jenny as our newest member.

## **Special Presentation by Guest Gene Bicksler**

### **Reserve Studies**

- Gene explained the purpose and process of doing a reserve study.
- His fee is \$85 per hour for the initial phase.
- Motion made to start a reserve study, seconded, approved.

## **Meeting adjourned at 8:30pm**

**Next meeting:** Thursday, November 17, 2022 at unit 1452.

Submitted by Rebekah Rossberg