

Sunset Meadows HOA Board Meeting Minutes September 21, 2023

Meeting called to order: 6:30 pm

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

Guest: Kate Schultz

Approve Minutes from August 17, 2023: Jane moved we accept the minutes, Jenny 2nd, motion passed.

Introduction to Kate- Kate Schultz is interested in joining the board. She has a strong background in IT and could help with some of our data storage issues.

Treasurer's Report - Mel reported that we had a net income of \$7,388.45. There was a small decrease in delinquency in August by \$398. Total Delinquency in August was \$3615 with 20 members past due and only 2 members over 2 months delinquent.

Pool/Landscape Report – Jane reported that the pool is closed for the season. The Library Box has been re-sealed. The Landscapers will be doing major pruning to shrubs and bushes before the leaves fall. Leaf Pickup is in the planning stage, they have been instructed that there is to be no work on Sundays. The large Sequoia on the South Drive is not well, a dead maple needs to be removed, during the winter and spring tree limbs over roofs and carports will be re-evaluated. Jane moved we have Wolf Pack do the removals for \$1,500, Marilyn 2nd, motion passed.

Maintenance Rerport – Mel reported that he had techs from Thomson Landscaping locate more valve boxes and replace and repair several valves. We have now located nearly all the valve boxes and can use leak detection company if need be. Jeff Plummer said he can be here next week to use pressurized air in some main lines by digging and blocking off some irrigation main lines to maybe find or at least isolate the area with the leak before we call the leak detection company. Jane moved we have Jeff do this, Jenny 2nd, motion passed. Mel is running the irrigation 2 days a week and will not run it at all during any rain spells.

The Eugene City Planners searched for copies of the 1979 plans for our complex and they do not have the page with the irrigation plan.

We hired a temp for most of 3 weeks to replace 25 rotten 2x4's, one post was dug up and many deteriorating areas were re-stained. We will try and get a group of volunteers to help with staining the rest of the areas that need it.

Fitzpatrick has completed the siding repairs to the area below the roof on 1517-1519. CTR is continuing to do minor siding repairs as well.

Austin Feters-Duffy's new company, Drain the Roof, gave us a bid for cleaning the gutters in the fall and major cleaning of roof, gutters and moss treatment in winter. We had him do the fall cleaning and are satisfied with his work

Compliance Report- Lisa reported that there was one compliance issue of a motorcycle being worked on at 1466 and noisy engine revving, said motorcycle is currently not functioning at all.

- Mid-September to Mid-October- Marilyn
- Mid-October to Mid-November- Jenny

- Mid-November to Mid-December- Mel

Old Business

Siding and Painting Policy – Jane moved that we accept the revised Siding and Painting Policy, Jenny 2nd, motion passed.

Cameras – Michael has agreed to take on upkeep and monitoring the two security cameras at the north mailboxes and dumpster. The one camera is broken. Jane moved we establish a budget of \$150.00 for the purchase of a new camera and batteries, Jenny 2nd, motion passed.

Annual Meeting – Letters went out informing owners of the October 7th date. Mel is going to check with the folks at the Sponsor's facility across the street to see if their meeting room would be available in case of bad weather.

President's Resignation- Marilyn outlined things she is going to continue helping with although she won't be on the board after the October 19th meeting. She'll keep the Resident's guide updated, she and Michael will continue with the website and the landscaping that they do. She'll still manage the Community Garden. Marilyn is creating a binder of information for the new president.

New Business

Package Pickup – The US Postal Service has informed us that if packages are not picked up within 2 days of deposit in the lock boxes they will be returned to the Post Office and residents will have to pick them up there.

Car Charging Station – a request was submitted to install a EV charging station, this was approved.

Painting Proposal – Fitzpatrick has submitted a proposal to hold their bid until 2025 if we pay a deposit of 2.5% now and another 2.5% in January or February of 2024 with 45% due in January of 2025. Jenny moved that we except this proposal, Jane 2nd, motion passed.

Dumpster Surrounds – Mel moved that we have CTR start replacing our dumpster surrounds a few at a time, Marilyn 2nd, motion passed.

Management Proposal- Marilyn received a management proposal from Bennett Management that we will keep for possible use in the future. It would raise dues about \$27/month if we were to accept this offer. We discussed the dynamics and growing complexities of a volunteer board being responsible for the management of Sunset Meadows and the possibility of needing paid management, if not for full management, for a maintenance manager.

Security Proposal- Marilyn received a proposal for a nightly security patrol which we will keep for future reference. It would raise the dues about \$45/month. Some owners have suggested we have security and now we have information if at some point there is a vote to hire an agency.

Meeting Adjourned: 8:05 pm

Annual Meeting October 7th.

Next Meeting – October 19, 2023