

***Sunset Ridge Homeowners Association***  
**Regular Board Meeting Minutes**  
*January 16, 2008*

**Board members present:**

- Andrea Jones, President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Jennifer Meuljic, Architectural Control Committee
- Bob Hart, Parks and Trails
- Kathy Meikle, Clubhouse Chair
- Pam Austin, Treasurer

**Non-Board member present:**

- Judy Saleg of Invest West, Katie Merritt

**Homeowners present:** None

1. **The meeting was called to order at 6:31 p.m.**
2. **Homeowner Concerns:** None.
3. **Approval of Minutes:** *Frieda Flint moved that the December 12, 2007 regular meeting minutes be approved. Bob Hart seconded. Motion passed.*

**Officer and Committee Reports****A. President's report – Andrea Jones:**

- The Phase 6 open space is being discussed with PLH.
- Andrea led a discussion about the annual meeting and HOA meeting schedule for the year. Other events were planned as well. The calendar will be posted in the clubhouse and on the website at [www.washougalsunset.org](http://www.washougalsunset.org).

**B. Treasurer's Report – Pam Austin**

- The Operating Account balance is \$7,311. The Reserve Account balance is \$43,555.38.
- Frieda Flint moved that the proposed 2008 SRHOA budget be approved. Kathy Meikle seconded. Motion passed.
- The 2008 budget will be sent to all owners with an announcement about the annual meeting for all homeowners where the budget is to be ratified. **Also, a link to the budget is on SRHOA website at [www.washougalsunset.org](http://www.washougalsunset.org).**
- See "New Business" for a discussion of the annual meeting.

**C. Architectural Control Committee (ACC) Report – Jennifer Meuljic**

- There was one ACC request submitted in the last month.
- There is a new ACC request form to be used. It will be posted on the website soon.
- Inquires and requests can be sent by e-mail to [acc@washougalsunset.org](mailto:acc@washougalsunset.org).

**D. Clubhouse / Pool – Katie Merritt, Clubhouse Manager, and Kathy Meikle**

- The pool heater has been replaced and is working well.
- The chlorinator has been replaced; grout sealed on the new tile in the basement, doors sealed.

- Many homeowners are using the Gathering Room for birthday parties and other events. Schedule early to reserve your spot!
- Judy Saleg will call Comcast about some billing questions.
- The Nautilus elliptical machine to be fixed within the next 2 weeks.
- Wiring in the clubhouse must be repaired and upgraded to handle all the equipment and lighting and avoid overloads. *Kathy Meilke moved to accept Prairie's bid to do the electrical work, including adding a new panel, and approve an expenditure of \$15,000 to do so. Bob Hart seconded. Motion passed.*
- The pool area has long been in need of proper ventilation to handle moisture issues. After much study, an air exchanger has been recommended. *Kathy Meikle moved that the board approve going with Fritz Mechanical to install an air exchanger in the pool area once the electrical work described above is completed. Frieda Flint seconded. Motion passed.*

#### **E. Parks and Trails – Bob Hart**

- J's pruned and handled other landscape winterizing projects. Thunder and Lightning hauled away extra wood.
- Bob following up with Trevor Evers of the City about "no parking" signs for various parts of the community and about sidewalks on Sunset View for the kids walking to school.

#### **F. Newsletter**

- Kathy Meikle will be putting the newsletter together to be completed by the end of January.
- Interested parties can send items for the newsletter to [newsletter@washougalsunset.org](mailto:newsletter@washougalsunset.org).

#### **G. Special Events – Jennifer Meuljic**

- The Winter Festival Party went extremely well. Events have been planned for the year, such as the pizza feed at the annual meeting on 2/20, the Easter egg hunt on 3/22, the community garage sale on 6/7, the Halloween party on 10/31, and the next Winter Festival on 12/6. See a link to schedule on the website homepage at [www.washougalsunset.org](http://www.washougalsunset.org). Also, the schedule will be posted in the clubhouse.

#### **H. Website Committee – Frieda Flint**

Contest winners are collecting gift cards! See how you can, too. Make our website one of your home page tabs. If you use Internet Explorer, open it and select "Tools," then "Internet Options," then "General." Under "Home Page," type **[www.washougalsunset.org](http://www.washougalsunset.org)** on its own line. Other browsers will have similar capacity.

#### **I. Welcome Committee – Frieda Flint.**

The Welcome Committee is active and thriving, greeting new homeowners in Sunset Ridge. If readers know of any new folks who have arrived in our community, please contact Frieda at [welcome@washougalsunset.org](mailto:welcome@washougalsunset.org).

### **5. Old Business:**

- The board reviewed the action item list and discussed progress on owner landscape fixes.

### **6. New Business:**

The annual homeowners meeting will be held on Wednesday, 2/20/08 at the clubhouse. Pizza will be served at 6, followed by the meeting at 6:30. Announcements and flyers about the meeting will be sent along with the 2008 budget. There will be a drawing for dinner at the Parker House. 2 such prizes will be awarded. Homeowners, this is the most important meeting of the year. We must have a

quorum to hold the meeting. It is important for you to attend. If you are unable to do so, give your proxy to a member who is attending, or send it to Invest West. It is at this meeting where we ratify our annual budget and vote for new board members to handle the business of the community.

**7. Adjournment.** The meeting adjourned at 8:10 p.m.

**Minutes respectfully submitted, Frieda Flint, Secretary**

***A note from your outgoing secretary [not an official part of the minutes.]***

*The foregoing couple of pages are my last "regular meeting minutes" as your HOA Secretary. Though I will still be involved on the Website and Welcome Committees, mine is one of several board positions that will be available. Volunteer! Don't be afraid to serve. It has been an honor to work with you homeowners and especially with those who have given so unselfishly of their time and energy – my fellow board members, committee members, and staff. I've learned something important...we can all make a difference...YOU can make a difference!*

*Come to the annual meeting. Run for office. Get involved. Here are some quotes that make the point very well:*

*"How wonderful it is that nobody need wait a single moment before starting to improve the world." Anne Frank*

*"The ultimate expression of generosity is not giving of what you have, but in giving of who you are."  
Johnetta B. Cole*

*"Service is the rent we pay for living." Marion Eddelman*

*"If you're not part of the solution, you're part of the problem." (A button from the 60's. One that is just as true today)*

*Stand up and be counted! Frieda Flint, 1/24/08. See you at the annual meeting on 2/20/08!*