

*Sunset Ridge Homeowners Association*  
**Regular Board Meeting Minutes**  
*January 17, 2007*

**Board members present:**

- Kathy Meikle, President and Clubhouse Chair
- Andrea Jones, Vice President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Julie Miller, Parks and Trails

**Non-Board member present:**

- Katie Merritt, Co-Clubhouse Manager
- Andy Beck, Co-Clubhouse Manager

**1. The meeting was called to order at 6:33 p.m.**

**2. Homeowner Concerns:** None

**3. Approval of Minutes:** *Frieda Flint moved that the December 13, 2006 minutes be approved. Andrea Jones seconded. Motion passed.*

**4. Officer and Committee Reports**

**A. President's report – Kathy Meikle:**

*Andrea Jones moved to accept the proposed Sunset Ridge annual budget for 2007. Frieda Flint seconded. Motion passed.* Invest West to send the proposed budget out to the community for consideration and subsequent ratification at the February annual meeting.

The annual meeting, slated for February 21, 2007 in the clubhouse, was discussed. Board members will talk about their areas, and Kathy will describe this board's mission and goals for 2007 and beyond vis-à-vis protecting our investments and enhancing the value of our properties, individually and collectively. Also discussed was the need to spread costs out throughout the year.

Details of the annual meeting, including ordering pizza for the dinner starting at 6 and the drawing for dinner at the Parker house were also discussed and worked out.

**B. Treasurer's Report**

**C. Architectural Control Committee (ACC) Report**

**D. Clubhouse / Pool – Katie Merritt and Andy Beck**

- Katie expressed concerns about how the recent inspection of the clubhouse was conducted. Katie and Kathy both to contact Invest West about the company, to see about making a reduced payment to them, and about getting a second opinion from a different firm.
- Katie and Andy need to know immediately when Invest West has received payments of late dues and fees so that homeowners' clubhouse cards can be unblocked.
- Drainage repair has been scheduled for the end of the month.

**E. Parks and Trails – Julie Miller** Nothing to report.

**F. Newsletter – Andy Beck**

Andy brought the draft version of the newsletter to the meeting. It will go out very soon. Note: Interested parties, mail your newsletter articles to Andy Beck. [Note – to submit material for the newsletter, e-mail Andy at [newsletter@washougalsunset.org](mailto:newsletter@washougalsunset.org).]

**G. Special Events****H. Website Committee – Frieda Flint**

Keep looking at the website for new additions. Visit us at [www.washougalsunset.org](http://www.washougalsunset.org).

**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 Action Item List was reviewed and updated.
6. **New Business** – None (except annual meeting...see president's report.)
7. **Adjournment.** The meeting adjourned at 7:55 p.m.