

Sunset Ridge Homeowners Association
BOARD MINUTES
January 18, 2006

Board members present:

- Sabrina Hemphill, President
- Julie Miller, Parks & Trails
- Frieda Flint, Secretary
- Jennifer Meuljic, ACC
- Kathy Meikle, Clubhouse
- Danielle Frost, Newsletter

Non-Board member present:

- Andy Beck, Outgoing Clubhouse Manager
- Katie Merritt, Clubhouse Manager
- Shannon Skalman, Invest West

Homeowners present:

Joseph Henry & Tannis McKee; Stacey & Laura Tice; Greg Schwerdt; Amy Gunn; Andrea Jones; Ross Villegas & Silva Calvo; Paul Kaufman.

1. The meeting was called to order at 6:30 p.m.

2. Homeowner Concerns:

- Stacey and Laura Tice stated that there is a large amount of garbage and refuse in the green space gully behind their home on N. Julie Miller (Parks & Trails) to check out the space and ownership of the area. She will contact J's to clean the area.

4. Approval of Minutes:

- *Frieda Flint moved that the December 14, 2005 Minutes be approved as corrected. Kathy Meikle seconded. Motion passed.*

5. Officer Reports

A. President's report: Sabrina Hemphill

- Sabrina reminded attendees of the Sunset Ridge Annual Meeting on February 8, 2006, at 7 p.m. in the Jemtegaard Middle School Cafeteria, 35300 E. Evergreen, Washougal. The 2006 budget will be reviewed/ratified, and election of new Board members will occur.

B. Other Officers' Reports - None

C. Treasurer's Report – Sabrina Hemphill

- Sabrina reviewed the revenues, expenditures, and carryover funds from last year. There is approximately \$50,000 in carryover funds.

Kathy Meikle moved that we transfer the income / expenses carryover to next year's budget to be used for clubhouse renovation. Jennifer Meuljic seconded. Motion passed.

Kathy Meikle moved that we adopt the 2006 budget as proposed, budget to be sent out to the community with the annual meeting notice. Frieda Flint seconded. Motion passed.

D. Architectural Control Committee (ACC) Report – Jennifer Meuljic

Three ACC requests were submitted and approved during the last month.

E. Clubhouse – Kathy Meikle

- Katie Merritt reported that we have had a lot of flooding in the basement this winter. Drain Master coming out in early February to investigate the problem. In the meantime, sand bags appear to be helping. Katie has received a couple of bids for exterior painting of clubhouse. Equipment in the basement is not to be used if there is flooding; basement power will be turned off.

Katie working to get security system repaired/replaced. Permanent signs regarding clubhouse rules (i.e., children under 18 must be accompanied by an adult) will cost about \$50/each, about \$500 total. People who owe but do not pay fines will be restricted from using the clubhouse until they are current.

Kathy Meikle moved that the Board authorize \$500 to purchase clubhouse signs. Jennifer Meuljic seconded. Motion passed.

Katie investigating costs of fixing/buying treadmills. Katie will report back on what she finds at next meeting. Also, she and Andy will put a sign in the workout area asking users what piece of equipment should be purchased later this year.

F. Pool Committee Report: Kathy Meikle

Kathy received 4 comments on the pool proposal. *Kathy Meikle moved that the Board adopt the proposal presented by the Pool Committee last month, and that the committee move forward on the project. Danielle Frost seconded. Motion passed.*

G & H: Parks and Trails – Julie Miller – No report.**I. Newsletter – Danielle Frost**

Newsletter to go out with annual meeting notification.

J. Special Events – No report.

K. Website Committee – Frieda Flint, Andy Beck, and Ayelén Pickett (the Website Committee) hope to get the site operational by the annual meeting so everyone can see it.

5. Old Business –

- A. The coupon payment system should be starting in March.
- B. Action Item list were reviewed and updated.

6. New Business – None

7. Adjournment. The meeting adjourned into Executive Session at 7:38 to discuss an ACC request and violation of the CC&Rs.

8. The meeting was called to order again at 7:53.

Frieda Flint moved that no action be taken regarding an ACC issue regarding a wrought iron gate. Jennifer Meuljic seconded. Danielle Frost opposed. Motion passed.

The Board will revise the ACC request form so that there is a specific place to list materials used. Language will be strengthened indicating homeowners' responsibility to meet CC&R requirements in any ACC project. Jennifer to work with Shannon of Invest West on the form, to be done before the next meeting.

9. Meeting adjourned at 7:54 p.m.