

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
October 17, 2007

Board members present:

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

Non-Board member present:

- Judy Saleg and Chris Barber, Invest West, Katie Merritt

Homeowners present: • Susan Hart / Lilly Hart**1. The meeting was called to order at 6:30 p.m.**

Frieda Flint moved that Kathy Meikle be appointed to the board of directors. Bob Hart seconded. Motion passed. Bob Hart moved that Silvia Calvo's board position be declared vacant due to her being absent for 3 consecutive regular board meetings as per by-laws. Frieda Flint seconded. Motion passed.

2. Homeowner Concerns: None

3. Approval of Minutes: *Bob Hart moved that the August 15, 2007 regular meeting minutes be approved. Jennifer Meuljic seconded. Motion passed.*

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

Invest West to send a contract proposal for board review by 10/19. The board will vote on the contract next month. Much discussion followed about eliminating the 90-day termination fee, having a menu list of management tasks, and Invest West being able to do an analysis of how time would be allocated/tracked.

B. Treasurer's Report – Pam Austin / Judy Saleg

The reserve and operating expenses were incorrectly calculated by Invest West. Judy Saleg agreed to send the correct figures to the board by the Monday following the meeting.

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

Judy Saleg reported that there was one ACC request to forward to Jennifer.

D. Clubhouse / Pool – Katie Merritt, Clubhouse Manager

- Non-slip tile will be installed at the bottom of the stairs and leading into the pool area. Currently the carpet gets wet causing odor and mildew.
- The clubhouse phone number and hours will be posted on the doors for residents' convenience.
- Katie is researching fencing improvements for the clubhouse area.
- Pacific Lifestyles submitted plans to the city for fixing the large closet area off the game room.

- Residents can contact Judy Saleg at her direct line – 360-567-4354 – if for some reason their cards are blocked from accessing the clubhouse because of possible fines or unpaid fees. Judy can explain why the card is blocked.

E. Parks and Trails – Bob Hart

- The arborist came and removed the trees that needed to be removed. Log benches were installed for walkers' convenience on the trail leading down to the gully and stream. However, it is surmised that some young pranksters rolled them down the hill. Sad. Please leave the logs alone, everyone!
- J's fixed the sprinkler system and planted lawn where the old play area was by the clubhouse.
- Paving and printing happening in the parking lot. Bob Hart to follow up.
- J's liming, aerating, overseeding. Next year, proposals for the top lot will be considered.
- A retaining wall is being considered for the trail between K and L Streets.

F. Newsletter

- Bob Hart is collecting articles for the newsletter. Send them to bhart@washougalsunset.org.

G. Special Events – Jennifer Meuljic

- Halloween party on 10/31 - 5 – 7. All welcome.
- The holiday party – the Winter Festival – will be held on Saturday, December 8th, from 3 to 7 in the clubhouse. Food, fun, games.

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** 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.

5. Old Business: Members were asked to review action items as we ran out of time to review them.

6. New Business: Rental caps were discussed. The most important reason to limit rentals is the impact on mortgages...lending rates are impacted by the percentage of renters in a community. Judy Saleg agreed to get information on rentals in the neighborhood by the week after the meeting.

7. Adjournment. The meeting adjourned at 9:05 p.m.