

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
November 14, 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
- Kathy Meikle, Clubhouse Chair

Non-Board member present:

- Judy Sale of Invest West, Katie Merritt

Homeowners present: • ,Bill Draper

1. **The meeting was called to order at 6:37 p.m.**
2. **Homeowner Concerns:** A homeowner had concern the landscaping of an embankment above his home.
3. **Approval of Minutes:** *Frieda Flint moved that the October 17, 2007 regular meeting minutes be approved. Kathy Meikle seconded. Motion passed.*

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

- Judy Saleg of IW agreed to e-mail a list of the Sunset Ridge rentals to the board by the Monday after the November meeting.
- Judy Saleg said that Chris Barber would be at the next meeting and that a draft of a rental cap template would be forwarded to the board a week before the meeting at the latest. This topic will be in "new business" for the next meeting.

B. Treasurer's Report – Judy Saleg

- The Operating Account balance is \$-263. The negative balance is due to trying to keep all budgeted expenses within the budget year. With one month left, we are on target.
- The Reserve Account balance is \$56,694.

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

- Judy Saleg reported that there was one ACC request to forward to Jennifer.
- Judy Saleg stated that she would send ACC request revisions to Jennifer and board for review by the end of the week following this meeting.
- Frieda agreed to set up an e-mail account for ACC requests, ***acc@washougalsunset.org***, by the next week.

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

- Tile being installed downstairs; acid washing old tile.
- Signs on doors have been posted; timers have been put on heaters in bathrooms
- Table lamps have been put in.

- The ping pong table is being replaced. We are getting a refund.
- Lights and motion detectors will be installed for the playground outside the clubhouse.
- Downstairs mirrors being installed.
- Katie will look into getting a good printer.
- Swimsuits are to be worn at all times in the public areas, including the shower. Not doing so will result in being banned from the clubhouse.
- Katie to look into an air exchanger for the pool area. She will call Fritz.
- Kathy has been following up with Pacific Lifestyles about completing work on the closet in the game room area. The goal is to have it completed before the end of the year.

E. Parks and Trails – Bob Hart

- J's is pruning and will be cutting back blackberries in December.
- Ideas for next year: Landscape the top lot park more effectively...kill vegetation, create a path, regrade the area, install trees and plants, more benches, etc. Add bark dust, take stairs to top. Other ideas: K-L Trail ideas: rock boarder to hold back slope. Ghost lot, Ph 4, landscape. Tot lot – boarders/sidewalks.

F. Newsletter

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

G. Special Events – Jennifer Meuljic

- Halloween party was very successful...about 140 people attended
- *Frieda Flint moved that the board reimburse Jennifer an extra \$280 for Halloween party costs. Kathy Meikle seconded. Motion passed.*
- *Frieda Flint moved that the board approve a check for \$900 to Jennifer Meuljic for the Winter Festival party on 12/8/07. Bob Hart seconded. Motion passed.*

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:

- The board reviewed the action item list.
- The board reviewed the list of properties most in need of landscaping, trash/junk removal, etc.
- *Bob Hart moved that the board approve the Invest West contract with the two changes negotiated – a revised termination clause and a one-year renewal. Jennifer Meuljic seconded. Motion passed.*

6. New Business: None.

7. Adjournment. The meeting adjourned at 9:10 p.m.