

Sunset Ridge Homeowners Association
BOARD MINUTES
November 15, 2006

Board members present:

- Andrea Jones, Vice President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Jennifer Meuljic, ACC
- Julie Miller, Parks and Trails

Non-Board member present:

- Andy Beck, Co-Clubhouse Manager
- Chris Barber, Invest West
- Shannon Skalman, Invest West
- Ayelén Pickett, Special Events Chair

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 October 18, 2006 minutes be approved. Julie Miller seconded. Motion passed.*

4. Officer and Committee Reports

A. President's report:

Although Kathy Meikle, our president, was unable to be present, the board discussed and voted on the board mission statement proposed by Kathy and modified via e-mail during the past month. *Frieda Flint moved that the amended board mission statement be adopted. Julie Miller seconded. Motion passed.* The mission of the Sunset Ridge Homeowners Association Board is as follows:

"To maintain and enhance common areas, facilitate legal obligations, and enforce covenants as set forth in our bylaws in a way that is professional, service-oriented, and respectful so that we maximize the value of our homes and experience Sunset Ridge as a pleasant community in which to live."

B. Treasurer's Report

- Scott Johnson, though unable to be present, reported by e-mail that the Operating Account has \$45,000 and the Reserve Account has \$52,000. Chris Barber added that we have spent \$204,000 of our \$207,000 yearly budget to date.
- Scott notified us that our electric bill has gone up because heat is escaping from the hot tub. *Frieda Flint moved that the board authorize an expense of up to \$3000 to be paid out of the reserve account to install an electric hot tub cover. Jennifer Meuljic seconded the motion. Motion passed.*
- The reserve study, designed to have us plan ahead financially for maintenance and capital expenditures for the community, is under way. The onsite inspection occurred on 11/15/06.

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

Jennifer indicates she is reviewing one submitted request. Shannon Skalman has received calls from people having to delay projects because of winter weather. Shannon is asking them to keep in touch. Jennifer is investigating some alleged ACC violations with the homeowners involved.

D. Clubhouse / Pool – Andy Beck

- The basement flooded with the recent heavy rain. A better fix than the French drain installed last year needs to be implemented, and will be an important part of upcoming budget discussions. It is important that homeowners heed signs not to use the equipment when there is water present
- Katie is requesting canister lighting for the exercise area.
- Andy is installing heaters in the downstairs bathrooms.
- A locking cage will be installed around the hot tub controls. Chris Barber will send Andy a list of contractors and the job will be handled as soon as possible.

E. Parks and Trails – Julie Miller

- J's will remove the tree that fell across the trail in the 57th Street area during the 11/12 storm.
- Julie still investigating what to do about the problem with gravel at the ends of trails.
- J's will be pulling the dead trees at the Sunset Ridge Drive entrance to the community.

F. Newsletter – Andy Beck

Andy will get the newsletter to Invest West by the 17th so it can get sent out in time to notify people of the December 2 holiday party. Note: Interested parties, mail your newsletter articles to Andy Beck. [Note – to submit material for the newsletter, e-mail Andy at newsletter@washougalsunset.org.]

G. Special Events - Ayelén Pickett

- Ayelén submitted her expenses for the Halloween Party. Attendees reported that the face painting was a big hit with the kids!
- The annual Sunset Ridge holiday party will be held on Saturday, December 2 from 5:30 to 8:30 at the clubhouse. The board authorized \$375.00 in addition to the \$20 that Ayelén had left from the Halloween Party. Thanks for your hard work, Ayelén!

H. Website Committee – Frieda Flint

Keep looking at the website for new additions. Visit us at 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.

5. Old Business

- a. The Action Item List was reviewed and updated.
- b. Other old business: The proposed fine resolution, amended mainly to deal with ongoing, unresolved lawn/landscaping issues, was reviewed. *Frieda Flint moved that the board approved the updated fine amendment. Julie Miller seconded. Motion passed.* Frieda to type the final copy and get appropriate signatures. Invest West will then send it out to all homeowners.

6. New Business - None**7. Adjournment.** The meeting adjourned at 7:40 p.m.