

Sunset Ridge Homeowners Association
Annual Meeting Minutes
February 20, 2008

Board members present:

- Andrea Jones, President • Kathy Meikle, Clubhouse • Pam Austin, Treasurer
- Bob Hart, Parks & Trails • Frieda Flint, Secretary • Jennifer Meuljic, ACC/Spec Events

1. There being a quorum of homeowners, the meeting was called to order at 6:30 p.m.

2. Homeowner Comments / Concerns:

- One-way street 57th & P – too narrow. City of Washougal issue. Chris Kershaw agreed to investigate to see if property will be developed along that road so it could be widened.
- A homeowner was concerned about the hill being slippery in winter weather. Bob Hart agreed to find how the City decides what roads get sanded first.
- Another concern was what emergency planning is done in case of natural disaster.
- A homeowner asked if dues would go down in 2008. They won't due to electrical work and a pool air exchanger unit. There are many costs to running our community, and a prudent reserve that must be maintained. The board will always consider dues in light of income and expenses.
- Concerns about ACC violations can be addressed by sending an e-mail to ACC@washougalsunset.org.
- Problems with parking on the streets in Phase 4 were discussed. According to the City, we can install "No Parking" signs only if parking is never allowed. The CC&Rs state that overnight parking is not allowed. Homeowners are encouraged to call the police at the number on their Sunset Ridge magnets if cars park over 24 hours.
- Some homeowners indicated they wanted monthly dues to decrease. It was explained that dues go for the present and future protection of our collective investments and maintenance of common areas. The plan – if other unforeseen issues don't crop up - is to lower dues in 2009 when pressing maintenance issues will have been resolved.
- The idea of mirrors on the blind corner of D Street were discussed. Homeowners with these concerns are encouraged to contact the City of Washougal.
- Speed bumps to slow down speeders on our streets were discussed. We as an HOA would have to pay for them to be installed. Bob Hart is looking into the cost.

3. Approval of Minutes: *Frieda Flint moved that the Minutes of the February 21, 2007 Annual Meeting be approved. Gary Oliver seconded. Motion passed.*

4. Board Reports: Each board member discussed the significant progress made by the HOA during the past year, including major maintenance and other improvements to the clubhouse, work on the trails and parks, ACC request approvals and revision of the form, the Welcome Committee, and the Sunset Ridge website (www.washougalsunset.org) which contains much of interest and use for homeowners.

Andrea Jones brought up the idea of a rental cap. The board agreed to send out a mailer to gauge whether or not homeowners support the idea.

5. Election of Board of Director Officers:

- The following individuals agreed to be nominated or volunteered to run for Board of Director positions:

Andrea Jones
Jennifer Meuljic
Pam Austin
Randal Houle

- The following individuals were elected to the Board:

Andrea Jones
Jennifer Meuljic
Pam Austin

6. Adjournment: The meeting adjourned at 7:35 p.m.