



***Sunset Ridge Homeowners Association
Draft Annual Meeting Minutes
February 21, 2007***

Board members present:

- Kathy Meikle, President
- Andrea Jones, Vice President
- Frieda Flint, Secretary
- Julie Miller, Parks & Trails
- Scott Johnson, Treasurer
- Jennifer Meuljic, ACC

1. There being a quorum of homeowners, the meeting was called to order at 6:33 p.m.

2. Homeowner Comments / Concerns:

- Retention pond gate lock problem – kids getting in and playing and skateboarding in the area.
- Kids skateboarding down Sunset Ridge and by the clubhouse.
- Are parks or green space planned for Phase 6? Olivia of PLH said no, but PLH hopes for a trail
- Will Phase 6 homes increase income in 2007? Probably not; most not built before fall.
- A homeowner suggested we install a jogging trail.
- Several homeowners discussed problems with water. As explained by Chris Barber of Invest West, owners are responsible for water draining onto other homeowners' property, though it is hard to enforce. Other water problems responsibility of homeowner who has them.
- 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.
- Some trees in the wetland buffers are being choked with deadly English Ivy and/or in danger of falling. Per Julie Miller, an arborist will be coming to inspect and will give us ideas how to deal with this issue.
- February is a good time to cut back blackberries from the trail. Julie Miller to contact J's.
- There was much discussion about dog leavings in parks and on trails. Homeowners can report in writing (best way) specific information such as addresses, pictures, etc of violators in to Invest West. We welcome ongoing ideas how to resolve this problem of dog owner irresponsibility!
- Garbage blowing around remains a problem, and is also a violation one can report in writing to Invest West. Homeowners are encouraged to pun a heavy rock or brick on top of recycling and the garbage can to prevent problems. Ideas to solve this problem??? Let us know!
- There was much discussion about how new projects are decided upon. The board spoke about surveys, ad-hoc committees, announcements via the newsletter, minutes of meetings, etc. Homeowners are always encouraged to take an active role by attending monthly meetings, usually held at 6:30 p.m. on the 3rd Wednesday of the month at the clubhouse. A schedule is posted on the clubhouse bulletin board and also on the Sunset Ridge website under the "News" tab. Our website is at www.washougal.sunset.org.
- A couple of homeowners brought up concerns about the George Schmidt trucks not paying attention when driving through the neighborhood. A board member agreed to contact them.
- Concerns were expressed about the impact of heavy construction trucks on our neighborhood roads and on Sunset View, where damage is already evident. A board member agreed to contact the City of Washougal.
- A suggestion was made to use solar panels to generate heat for the clubhouse.
- Homeowners expressed concerns about vehicles parked on the street. According to the CC&Rs, no cars are to be left on the streets in Phase 4, and vehicles left on other streets in the neighborhood over 24 hours are subject to tow by the City. Homeowners are encouraged to contact the City of Washougal directly [835-8501] if they see a violation.
- Homeowners expressed concerns about the lack of sidewalks on Sunset View.
- Does the city have neighborhood associations; could we be one?



3. Approval of Minutes: *Frieda Flint moved that the Minutes of the March 1, 2006 Annual Meeting be approved. Andrea Jones seconded. Motion passed.*

4. Board Reports: Kathy Meikle, president, and other members of the board discussed the progress made by the board during the past year, including major maintenance and other improvements to the clubhouse, work on the trails and parks, ACC request approvals, an updated reserves study and placement of reserve funds in higher interest bearing accounts, the Welcome Committee, and the Sunset Ridge website (www.washougalsunset.org) which contains much of interest and use for homeowners.

It was announced during this segment that the 2007 budget was ratified, which happens automatically unless a majority of homeowners show up at the meeting and vote against it.

5. Election of Board of Director Officers:

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

Linda Fischer
Bob Hart
Greg Schwerdt
Silvia Calvo

- The following individuals were elected to the Board:
Bob Hart
Greg Schwerdt
Silvia Calvo

6. Adjournment: The meeting adjourned at 8:35 p.m.