

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
March 19, 2008, rev. 4/5/08

Board members present:

- Kathy Meikle, President, Clubhouse Chair
- Bob Hart, Vice President, Parks and Trails
- Andrea Jones, Treasurer
- Jennifer Meuljic, Architectural Control Committee, Special Events Committee

Non-Board member present:

- Judy Saleg of Invest West; Katie Merritt, Clubhouse Manager; Frieda Flint, Acting Secretary; Henry Gerhard, Pacific Lifestyles; Chris Tingey, Attorney

Homeowners present: Katie Merritt, Frieda Flint, Henry Gerhard

1. **The meeting was called to order at 6:33 p.m.**
2. **Homeowner Concerns:** None.
3. **Approval of Minutes:** *Bob Hart moved that the January 2008 and February 2008 regular meeting minutes be approved. Andrea Jones seconded. Motion passed.*

Officer and Committee Reports**A. President's report – Kathy Meikle**

- The undesirability of Tract D, Phase 6 as green space was discussed by the board, Attorney Chris Tingey, and Pacific Lifestyles representative, Henry Gerhard. It was agreed that the attorney would draft a resolution to be voted upon by homeowners to allow the tract to be deeded back to Pacific Lifestyles for sale to the home sites that border it. *Bob Hart moved that we pursue reeeding Tract D to Pacific Lifestyles and following up with the City of Washougal for approval. Andrea Jones seconded. Motion passed.*
- Kathy Meikle announced the resignation of Pam Austin from the board. An article will appear on the HOA website, www.washougalsunset.org, and in the upcoming newsletter requesting people to volunteer to be on the board. Andrea Jones agreed to take on the Secretary role of minute taker for now. Judy Saleg said she would back up.

B. Treasurer's Report – Andrea Jones

- The Operating Account balance is \$16,006. The Reserve Account balance is \$34,000.

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

- There was one ACC request submitted in the last month.
- Inquires and requests can be sent by e-mail to acc@washougalsunset.org.

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

- New breakers have been installed. There is space for any needed electrical upgrades in the future. The gutters have been cleaned, leaks have been dealt with. Equipment is being repaired.
- A manual for the clubhouse is in process. The City inspection of the clubhouse went well. The door handles to the pool need to be moved even higher for child safety.
- Some work being done by PMS has not been completed. Judy to check the bills to see if the work has been paid for already.
- The printer is broken. A new one is in the budget. Kathy asked Katie to follow up on this and find a good “all-in-one” printer.

E. Parks and Trails – Bob Hart

- Bob discussed improvements to the trails, including gravel renewal, repair to the trail between Sunset Ridge and the Tot Lot, and tree preservation.
- Bob distributed a draft of rules for parks, trails, and common areas.
- Bob planning to attend a Washougal City Council meeting sometime soon to discuss sidewalks on Sunset Ridge, and making 57th a 2-way street. Having more people from Sunset Ridge at City Council meetings is a good idea. Frieda Flint will put a note on the website as to when Bob is going to the meetings so others can represent our community. The meetings are held on Mondays between 5:30 and 6:30.

F. Newsletter

- Andrea Jones will be putting out a newsletter in April.
- Interested parties can send items for the newsletter to ajones@washougalsunset.org.

G. Special Events – Jennifer Meuljic

- The Easter Egg hunt will be held on Saturday, March 22, at 1 p.m. SHARP. To find out about other exciting Sunset Ridge events, go to the website at www.washougalsunset.org. Also, the schedule is posted in the clubhouse.

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 added some new members after the annual meeting, and will be meeting soon. New people are still moving in, despite a slowdown in home sales. If readers know of any new folks who have arrived in our community, please contact Frieda at welcome@washougalsunset.org.

4 Old Business:

- The board reviewed the action item list and discussed progress on owner landscape fixes.
- The idea of a rental cap will be discussed at the next meeting.

5. New Business: None

6. Executive Session: The board went into Executive Session at 7:45.

7. Adjournment. The meeting adjourned at 8:30.