

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
April 18, 2007

Board members present:

- Andrea Jones, President
- Greg Schwerdt, Vice President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Bob Hart, Parks and Trails
- Silvia Calvo, Special Events
- Jennifer Meuljic, ACC

Non-Board member present:

- Katie Merritt, Co-Clubhouse Manager
- Julie Miller
- Madelyn Skaug
- Judy Saleg, Invest West

1. The meeting was called to order at 6:40 p.m.

2. Homeowner Concerns: Newsletter, people getting into the retention pond area (another sign will be added.) Potential violations of CC&Rs were discussed.

3. Approval of Minutes: *Frieda Flint moved that the March 21, 2007 regular meeting minutes be approved. Jennifer Meuljic seconded. Motion passed.*

5. Officer and Committee Reports

A. President's report – Andrea Jones:

Andrea thanked Katie, Silvia, and all the others who worked on the Easter Egg Hunt. It was a great success. Andrea reported that PLH is planning to put a playground in Phase 6. Andrea and Bob will schedule a meeting with Olivia at PLH to talk about clubhouse needs.

B. Treasurer's Report

Judy of Invest West reported we have \$47,333 in Operating and \$46,767 in Reserve

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

No requests

D. Clubhouse / Pool – Katie Merritt

- We have a new water heater. Much of the "fix up" has been done around the clubhouse. Problems with people climbing the fence and using the hot tub were discussed, as was putting lights in the parking lot.
- A reminder to all who want to book the clubhouse gathering room. All events must be free – no donations or exchanges of money (such as Candle Light or other groups). The reason? We are a non-profit organization.
- *Greg Schwerdt moved that all events held on Sunset Ridge common property must be totally free of charges of any kind, including donations. Bob Hart seconded. Motion passed.*
- The board requested that Katie have the individual who wanted a bigger TV in the exercise room make his request directly to the board at its next meeting.

E. Parks and Trails – Bob Hart

- *Frieda Flint moved that Js install blocks at the trail ends to prevent gravel and other debris from spreading outside the trail areas at a total cost not to exceed \$900 plus tax. Greg Schwerdt seconded. Motion passed.*

- *Frieda Flint moved that we have J's install an effective sleeve-type irrigation system for the trees on the top lot at a cost of between \$1302 and \$1708. Jennifer Meuljic seconded. Motion passed.* According to Bob, this is a special system that holds water over a period of time. It would need to be refilled periodically since no sprinkler system can be installed on the top lot.
- The bench in the top lot will be replaced when the new playground equipment is installed by the clubhouse.
- Bob will let Judy at IW know when the retention pond at the end of L Street needs to be cleaned, and she will be able to get it done.
- Bob will be scheduling a walk through the wetland areas with an arborist to assess the long- and short-term needs.
- Bob and Andrea plan to speak with Olivia at PLH about the "green space" in Phase 6. Apparently this space is not accessible except to the homes next to it, so maintenance would be impossible.

F. Newsletter – To be out by 4/23.

G. Special Events – Silvia Calvo

- Community garage sale set for June 2, 9-4, was discussed. In addition to the ideas brought up at the last meeting, additional ideas for promoting the sale were discussed. Silvia brought up the idea of a regular monthly event, such as a game night, to get people together.
- The monthly get-togethers Silvia brought up at the last meeting are planned to occur on the 3rd Friday of the month at the clubhouse. More information will be out soon. Other activities are in the works.

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. Open Internet Explorer, select "Tools," then "Internet Options," then "General." Under "Home Page," type ***www.washougalsunset.org*** on its own line.

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.

6. Old Business

- The Action Item List was reviewed and updated.
- *The playground area by the clubhouse was discussed and a couple of plans shown. Frieda Flint moved that up to \$30,000 be paid for the playground. Bob Hart seconded. Motion passed.*
- Regarding issues brought up about traffic, parking, sidewalks, speed bumps and other matters potentially involving the City of Washougal, Scott Sawyer, Public Works Director, will be at our June board meeting.
- Given the late hour, board members agreed to set a special meeting to review community suggestions discussed at annual meeting, the 3/14 special meeting, and written suggestions from a homeowner. The board will assess what it can handle and what is outside of its purview.

7. New Business

- Greg to contact the post office to verify we are responsible for painting the post office box poles. He agreed to find matching paint. Andrea said she would also check with Chris Barber at IW about this.

8. Adjournment. The meeting adjourned at 8:50 p.m.