

Sunset Ridge Homeowners Association
BOARD MINUTES
April 19, 2006 Rev

Board members present:

- Kathy Meikle, President and Clubhouse
- Scott Johnson, Treasurer
- Frieda Flint, Secretary
- Julie Miller, Parks & Trails
- Andrea Jones, Vice President

Board member unable to attend:

- Jennifer Meuljic, ACC

Non-Board member present:

- Andy Beck, Co-Clubhouse Manager
- Chris Barber, Invest West

Homeowners present:

Kurt Wilkinson, Courtney Wilkinson, Tannis McKee, Ayelén Pickett

1. The meeting was called to order at 6:30 p.m.

2. Homeowner Concerns:

- Kurt Wilkinson asked about adding new free weights in the exercise room (see clubhouse).

3. Approval of Minutes:

- *Frieda Flint moved that the March 15, 2006 Minutes be approved. Andrea Jones seconded. Motion passed.*

4. Officer and Committee Reports

A. President's report: Kathy Meikle

Kathy Meikle moved that the Bylaw Amendment 9.5 allowing Invest West to sign checks on behalf of the Association be accepted. Frieda Flint seconded. Motion passed.

B. Treasurer's Report – Scott Johnson

Balances \$50,000 in the operating account and \$70,000 in the reserve account. Scott recommended that we have a new reserve study done to determine how much we need on hand to replace/repair assets over the next 15 to 20 years so we can make sure we are accruing the necessary funds. Scott to contact Regenisus. Scott also recommended that we put some of our reserves in CDs or some other safe investment. He will follow up.

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

Four ACC requests were approved over the past month, and one or two are still in the pipeline.

D. Clubhouse / Pool – Kathy Meikle and Andy Beck

Excavation has started for the hot tub to be installed outside the clubhouse. Because of structural issues, the opening to the outside from the pool will be on the side rather than in the front. Excavation apparently impacted water flow to the clubhouse. The problem will be fixed soon. Regarding the purchase of free weights, Kathy asked Kurt to advise Andy about which ones to buy. The purchase may have to wait for awhile because of the big renovation project. Andy reported some problems with clubhouse rule infractions. Andy to amend the clubhouse rules. Invest West to send a monthly list of homes in arrears regarding dues or fines. The chlorinator is in need of repair or

replacement. *Frieda Flint moved to authorize up to \$1,000 to repair or replace the chlorinator. Kathy Meikle seconded. Motion passed.*

Kathy proposed that we plan an event when the major Clubhouse renovations are completed at the end of June. The HOA is provide hamburgers and hot dogs and homeowners are to bring desserts and sides. This celebration would also be a great time for the Neighborhood Watch group to present their ideas to the community.

E. Parks and Trails – Julie Miller

Repairs to the trails due to start the week of April 19. Julie following up with Bob Hart re: naming of trails. She will also be following up regarding the trees on the top lot and about signage for the trails. She will contact Signs and More. Julie asked Andy Beck to make a note in the newsletter about the clover on the top lot – that it was planted purposefully because we are unable to provide water to the top lot.

F. Newsletter – Andy Beck

Andy was complimented on the first newsletter he produced. He will do a reminder to people not to let others into the clubhouse. Everyone should be using their key. He will also remind homeowners to use the labels provided in the coupon book when mailing monthly dues payments to Invest West.

G. Special Events – Ayelén Pickett

The Easter egg hunt was a great success! Ayelén agreed to place an ad in the Post Record and to put out good signage leading to our neighborhood. Frieda agreed to assist.

H. Website Committee – Frieda Flint, Andy Beck.

The site is getting some hits...would like to see more visits. Frieda plans to do scavenger hunts and Sunset Ridge trivia questions to entice readership. She will use small prizes as rewards. The website budget still has adequate funds. Visit the site at www.washougalsunset.org.

I. Welcome Committee – Frieda Flint.

The Welcome Committee is still active. Frieda requested the list of new homeowners from Invest West.

J. Neighborhood Watch Committee – Kurt Wilkinson

Kurt reported that the group has met 2 times and has developed a mission statement. The committee plans to do a membership drive. The delivery of mail to the wrong mailboxes was discussed.

5. Old Business –

The Action Item List was reviewed and updated.

6. New Business – N/A

7. Adjournment. Meeting adjourned at 8:36 p.m.