

***Sunset Ridge Homeowners Association***  
**Regular Board Meeting Minutes**  
*May 16, 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

**Non-Board member present:**

- Katie Merritt & Andy Back, Co-Clubhouse Managers
- Madelyn Skaug
- Judy Saleg, Invest West
- Kathy Bridges

**Homeowners present:** • Madelyn Skaug • Kathy Bridges

**1. The meeting was called to order at 6:33 p.m.**

**2. Homeowner Concerns:** None.

**3. Approval of Minutes:** *Frieda Flint moved that the April 18, 2007 regular meeting minutes and the May 2, 2007 special meeting minutes be approved. Greg Schwerdt seconded. Motion passed.*

**5. Officer and Committee Reports****A. President's report – Andrea Jones:**

See old and new business.

**B. Treasurer's Report**

Judy of Invest West reported we have \$47,219 in Operating and \$48,500 in Reserve. IW is collecting some past due bills.

**C. Architectural Control Committee (ACC) Report –**

Per Judy, several are in the pipeline. Andrea to follow up on one of them.

**D. Clubhouse / Pool – Katie Merritt / Andy Beck**

- Chlorinator is working, carpets were cleaned, there are new signs in the parking lot.
- Andy is working on doors to pool
- Katie getting window cleaners in. A couple of companies were suggested.
- Motion sensors, a possible PA system, no smoking signs were discussed.
- We are getting a new ping-pong table and a new exercise bike.

**E. Parks and Trails – Bob Hart**

- Bob still looking for fence toppers
- The arborist Bob consulted with presented a report the day of the meeting regarding high, medium, and low priorities.
- J's installing the paving stones at end of the trails this week.
- Bob talking with J's about black berries, trail maintenance.
- Retention pond fence, stakes, signs, and other issues discussed.

**F. Newsletter – Andy Beck**

- We would like to find a homeowner to volunteer to produce the newsletter, which will come out every other month.

**G. Special Events – Silvia Calvo**

- Community garage sale set for June 2, 9-4, was discussed. Silvia's committee is putting ads in newspapers and using other means to advertise the sale.
- The first of the monthly get-togethers in the clubhouse will happen on Friday, 5/18 between 6 and 8. This is a game night. Future events will be advertised.

**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.

**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](mailto:welcome@washougalsunset.org).

**6. Old Business**

- The Action Item List was reviewed and updated.
- Andrea to talk with the postmaster about mailbox maintenance; she will then follow up on getting the posts painted.
- Judy Saleg reported on an ACC request.
- Bob and Andrea spoke with Olivia from Pacific Lifestyles about clubhouse, playground, and Ph. 6 issues. They will produce a confirming report about discussions.

**7. New Business**

- a. SRHOA insurance coverages were discussed. Judy to report on specific amounts at the next meeting.
- b. According to Judy, liens stay with the property and are paid off at the sale of the property.
- c. Our attorney is studying matters needing to be handled before the HOA takes over Phase 6.
- d. Pacific Lifestyles to put in a bollard (a post) in the existing driveway to the existing home in Phase 6.
- e. *Bob Hart moved that our attorney write up a draft of a resolution blocking all clubhouse cards associated with all properties of an owner who has unpaid fines or delinquent dues for any property owned. Greg Schwerdt seconded. Motion passed.*
- f. Bob to check on the cost of putting a fence behind the basketball court.
- g. Judy Saleg asked Michelle from Pacific Lifestyles, who called with questions about the SRHOA budget, to speak with the board about the impact (or lack thereof) of Phase 6 income on the budget this year.

**8. Executive Session:** The board went into Executive Session at 8:10 and came out at 8:36.

**9. Adjournment.** The meeting adjourned at 8:36 p.m.