

Sunset Ridge Homeowners Association
BOARD MINUTES
May 17, 2006

Board members present:

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

Non-Board member present:

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

Homeowners present:

Kurt Wilkinson, Stacey & Laura Tice, Jason Vega, Ayelén Pickett

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

2. Homeowner Concerns:

- When will PLH take their advertising signs down? Shannon following up on the signs here and on Highway 14.
- Trees and shrubs growing out over sidewalks and driveways. Invest West will add this to their inspection list.
- Several homeowners have complained about junk filled, unsightly back yards visible from other homes' yards and balconies, impacting home sales/values. These situations are considered a "nuisance" under the CC&Rs, and should be reported to Chris Barber at Invest West, 254-5700 x814. These are also code violations under city ordinances.

3. Approval of Minutes:

- *Frieda Flint moved that the April 19, 2006 Minutes be approved as corrected. Andrea Jones seconded. Motion passed.*

4. Officer and Committee Reports

A. President's report: Kathy Meikle

Kathy led a discussion about unresolved neighbor-to-neighbor problems. Kathy asked Frieda to draft an article for the newsletter about the steps in problem solving, ranging from person-to-person discussion to requesting free mediation from Clark County.

B. Treasurer's Report – Scott Johnson

The Operating Accounts include a total of \$54,000, the Reserve Accounts \$46,000. The security budget is over plan. Accounts Receivable consist of \$9,000 prepaid dues and \$16,000 amounts due, \$11,000 of which is over 60 days. Re: reserve study update, Scott to compare Regensis bid with Invest West's. (Chris B. to give Scott cost information.) Collections are going well. Chris Barber reports that Invest West will be adding a small charge, to be paid by the homeowner involved, for administrative costs related to turning over accounts for collections.

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

Quite a few ACC requests are coming in. A request regarding a retaining wall and fence on a steep lot was discussed.

D. Clubhouse / Pool – Kathy Meikle and Andy Beck

Andy reports we are experiencing the problems of plenty...in this case, plenty of gathering room reservations. From now on, Andy wants to meet in advance and in-person with people who are renting the gathering room, so that everyone understands all the rules clearly, and can sign the reservation request knowingly. Andy also wants new residents to call the clubhouse (335-0682) to schedule in-person pickup of their clubhouse keys, so he can review the rules with them. Andy to research costs of adding cameras to the surveillance system as a single system. The chlorinator system issues described last month were resolved at no cost. The sprinkler system is not working in the area that was excavated for the hot tub. The window between the pool and workout room is to be permanently closed.

The barbeque to celebrate the renovation of the pool area has been scheduled for Sunday, June 25 at 2 p.m. (See Special Events.)

E. Parks and Trails – Julie Miller

Repairs to the lower trails have been completed. There are a couple of areas that still need work. Julie to contact J's. Julie to check on the mowing schedule for the top lot and make sure that it is mowed. The trail naming project is still in process.

F. Newsletter – Andy Beck

Interested parties should get their newsletter articles to Andy Beck by Monday. [To submit material for the newsletter, e-mail Andy at newsletter@washougalsunset.org.]

G. Special Events – Ayelén Pickett

Saturday, June 10: The annual garage sale will be on Saturday only as Sundays haven't yielded many sales. Walk the neighborhood to see what's on sale, or have a sale yourself. Ayelén will be advertising in the *Columbian* and the *Post Record*, and well-placed signs will lead eager shoppers to our homes!

Sunday, June 25: Come down to the pool area and celebrate the renovations! The Homeowners Association will provide burgers and hot dogs, and community members will be asked to bring sides and desserts. We'll need a few barbeques as well.

[To help with either project, contact Ayelén at communityresources@washougalsunset.org.]

H. Website Committee – Frieda Flint

Look at the "About Sunset Ridge" page on our site to see a map of our community with the trails and parks clearly marked. The webmaster – that would be the writer of these notes – has had work deadlines, so the promised Sunset Ridge trivia game and scavenger hunt hasn't yet started. Soon! Visit the site at www.washougalsunset.org.

I. Welcome Committee – Frieda Flint.

The Welcome Committee is still active. Invest West provided us with a list of new homeowners since April. [If readers know of any new homeowners in our community, please contact Frieda at welcome@washougalsunset.org.]

J. Neighborhood Watch Committee – Kurt Wilkinson

Kurt reported that nearly all homeowners contacted in the community are eager to join neighborhood watch. All it means is watching out for our neighbors. Even the team captains will not have great demands on their time. The rewards are fabulous...up to 70% reduction in crime in many communities. Meetings are held the first Tuesday of the month at 7 p.m. in the Clubhouse gathering room. [For more information, contact Kurt at kwilkinson@washougalsunset.org.]

5. Old Business –

The Action Item List was reviewed and updated.

Frieda Flint moved that that the HOA rent a dumpster for a community clean-up day. After discussion, the motion died for lack of support.

6. New Business

Shannon agreed to follow up on the house in Phase 5 with the long grass.

Frieda Flint moved that the board adopt the by-laws amendment to lower the annual meeting quorum from 34% to 20% of eligible members plus member proxies. Scott Johnson seconded. Motion carried.

7. Adjournment. Meeting adjourned at 8:15 p.m.