

Sunset Ridge Homeowners Association
BOARD MINUTES
June 15, 2005

Board members present:

- Sabrina Hemphill, President, Parks & Trails
- Guy Schoenborn, Treasurer
- Danielle Frost, Newsletter
- Kathy Meikle
- Cris Skaug, Vice President, ACC
- Frieda Flint, Secretary
- Karen Dayley, Clubhouse

Homeowners present:

Madelyn Skaug; Greg & Katie Merrit; Sid Reda; Catherine Bures; Nancy Carlson; Randy Frost; Andrea Jones; Elon & Kaye Vanluun; Paul & Jeanie Kaufmann; Gail Hoyt; Joel Hoffman; Bob Hart; Shane Ernst.

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

2. Approval of Minutes: *Danielle Frost moved that the minutes of the May 18, 2005 meeting be approved. Sabrina Hemphill seconded. Motion passed.* Approval of June 9 minutes tabled to next meeting.

3. Homeowner Concerns: Chris Barber of Invest West to send PLS a letter about incomplete sidewalk on 57th between K and L. Chris will also send letter about weeds in yard of empty house on K. Frieda Flint to find out if there is a complaint line for City of Washougal. Homeowners should see Andy Beck at the Clubhouse re: keycards that don't work. Traffic safety concerns to be addressed as part of Neighborhood Watch Committee. Suggestions for signs – deer crossing and dogs to be kept on leashes, even in parks. Many trees scheduled to be removed to make way for Phase 6 of Sunset Ridge – 34 – 45 new homes. (Across Sunset Ridge Drive from the Clubhouse behind the existing homes).

4. Officer Reports

A. President's report: **Sabrina Hemphill** reported that PLS has addressed some of the concerns on the tick list before officially closing out Phase 4. Cris gave list to Sabrina to give to Olivia of PLS.

B. Guy Shoenborn, Treasurer, reported the following:

- Revenues for May: \$15,090
 - Expenditures for May: \$17,875
- 60% (>\$12,000) were for 1/2 payment on Tot Lot equipment.)
 18 homeowners are past due on dues...balances are over \$100.

C. Vice President Cris Skaug, ACC Committee. ACC requests continue to come in. Olivia of PLS agreed to do ACC request from now on. Will submit to Invest West.

D. Clubhouse: **Karen Dayley** to be reimbursed for 24 chairs and 3 tables she bought; remainder of this \$1,000 to go to Andy for clubhouse purchases. *Frieda Flint moved and Karen seconded that we accept the \$2,163 bid from SW Washington Glass for mirrors in exercise area. Motion passed.*

Clubhouse Manager report – Andy Beck. Weights \$740; rest of \$1000 to go for low wall to separate workout area from pool area. TV, radio, cup dispenser, and water filter functioning. Commercial grade treadmills (2), new bike (1) ordered. About 15 a day use the pool. Health

Department says we can have more than 11 in the pool. Health Department and Chris Barber to give Andy names of contractors to fix pool area. Karen has names to give Andy for fans. Andy wants to refinish the deck. Clubhouse reservations are increasing. Clubhouse is sloppy; showerhead replaced –again! Suggested sign: “You are responsible to supervise your kids at all times.” Andy to get bids to paint Clubhouse. Clubhouse keycard system to be replaced; Chris Barber to give Andy names. Andy to check into separate thermostat for downstairs exercise area. *Frieda Flint moved that we sell the exercise equipment we are replacing. Karen Dayley seconded. Motion passed. Frieda Flint moved that we buy a new elliptical machine for \$2,500 or less. Karen Dayley seconded. Motion passed.*

E. Pool Committee: **Amy Gunn** reported that pool survey to go out soon.

F. Parks and Trails: **Sabrina Hemphill** reported that the playground equipment will be installed by August 1. Comments at meeting: Rails for top lot stairway are rough wood...not good to hold onto. Trail between N & P – gravel not replaced by PLS.

G. Newsletter: **Danielle Frost** said new deadline for article submission is the 25th of the month. *Frieda Flint moved that newsletter have max 3 ads, 25 words max, text only, 50 cents/word, money to be received by Invest West before ad runs. Karen seconded. Amended by Guy to state that the money is to go as a credit toward expenses. Motion passed.*

H. Special Events: Danielle to talk to Ayelen Pickett about possibility of summer barbeque.

5. Old Business

- A. Burned out home** to be rebuilt; awaiting quotes. Sabrina to talk to bank about broken glass.
- B. Review of CCRs** tabled until all documents gathered. Plan developed at 6/9/05 meeting.
- C. Fine schedule** details agreed upon. Chris Barber to revise and send to Board for signature.
- D. Special Meeting:** Scheduled for Thursday, 6/30, 6:30 p.m. at Clubhouse - Board roles.
- E. Liens:** Chris Barber to get generic proposal letter from Hemlaw Attorneys re: placing liens.

6. New Business:

A. Welcome Committee: Frieda to contact homeowner who offered to chair – Fran Steinert.

B. Neighborhood Watch Committee: Amy Gunn reported that we need to establish a committee first, then police will get involved. Would include ideas to reduce robberies. Homeowner reported someone in a blue Ford Ranger was videotaping cars in early a.m. hours. Committee also to address traffic safety. Will send out flyers to generate interest. Chris Barber to call to see if we can put up speed, deer crossing signs.

C. Guy Schoenborn resigned because of increased work responsibilities. Guy to sign his e-mail resignation and give to Frieda Flint. Invest West to handle financial report until new Treasurer selected.

D. Next meeting – Wednesday, July 20, 2005, at 6:30 p.m.

7. Meeting adjourned at 8:21 p.m.