

Sunset Ridge Homeowners Association
BOARD MINUTES
June 18, 2008

Board Members present:

Bob Hart, Vice President
Teresa Lattimore, Secretary
Randal Houle, ACC Chair
Andrea Jones, Director

Non-Board Member(s) present:

Judy Saleg, Invest West Management

Homeowner(s) present:

Jon Coyle, Rudy and Jeannie Ramirez, Trudy Newby, Susan Hart

Homeowner Concerns:

1. The panels missing on the fence in front on the detention pond was addressed again. Bob contacted the City of Washougal to request the fence to be repaired. The boards have been ordered, and should be replaced within the next two weeks.
2. A concern was raised regarding the safety of children in the hot tub. Health inspectors have been out to make sure we are in compliance with rules and regulations to date. The hot tub is kept at 102 degrees in accordance with all safety regulations. Clubhouse managers monitor the pool/hot tub frequently to make sure rules are being enforced.
3. Speeds are increasing dramatically on 51st street. An idea to form a safety control committee was raised. Bob has previously contacted the City of Washougal for possible speed bumps in our neighborhood. The City will not pay for the installation and supplies, but will help design a plan for approval. Homeowner Jon Coyle offered to research costs, design approval, etc.
4. A question was asked if anyone was in charge of the upkeep to the outside property on the houses that are in foreclosure. Bob suggested that the board members talk about this concern during the New Business phase of this meeting. (see *New Business* for more detailed report.)

Meeting called to order at 6:32 pm

Approval of Minutes:

Andrea Jones moved that minutes from May 21, 2008 be approved as amended. Randal Houle seconded. Motion passed.

President's Report: Bob Hart in Kathy Meikle's absence

Bob introduced two representatives from Verizon Wireless. They will be coming out to install fiber optic cable in our area starting approximately the end of June 2008. Verizon will be offering phone, cable, and internet service. Informational door hangers will be placed on all properties prior to construction explaining the very minimal installation needed since the pedestal boxes are already in place. A mailer will be sent out when service will be available. They anticipate end of August, early September.

Treasurer's Report:

Judy at Invest West reported that we paid for the air filtration in the pool room with the remaining funds in the reserve account and the rest from the operating account. We have \$32,364.60 in the CD account.

ACC Report: Randal Houle

Randal reported we had several new paint requests, all have been approved. He called all homeowners to let them know their request had been approved, and told them a letter would be sent to them for confirmation from Invest West. Randal gave all approvals to Judy.

Clubhouse Report: Andrea Jones

Andrea is calling St. Mary's to come out and clean all the windows at the clubhouse. A new thermostat was installed to control room temperature in the pool room to properly work the new air humidifier.

The book shelves are almost complete for the new book exchange in the game room. The swimming pool grates are in the process of being upgraded to comply with safety code.

Kathy gave information to Andrea to research possibly making the pool solar powered. Andrea will look at the information and report back at a later date.

A new light was replaced in the spa and a new clock in the pool room.

There are still a lot of lost and found items to be claimed.

The gathering room was rented out 5 times in the month of May, and 7 times in June.

Parks & Trails: Bob Hart

The retaining wall recently placed between K & L street is now landscaped.

The seven new 18 x 24 signs for the parks and trails are now posted.

Mary from Pacific Lifestyle submitted a plan for the landscaping to be done on Tract D. Pacific Lifestyle will move forward with this plan. SRHOA will not agree to take over property until proper amount of homes are sold in phase 6.

Newsletter: Randal Houle

The newsletter is coming along and should be completed and sent out to homeowners on 6/20/2008. Once Randal sends the newsletter to Judy to be sent out, she will also pass it along to Frieda to post on the Website.

Special Events:

The garage sale on 6/7/2008 was very successful.

New Business:

Bob brought up the idea to develop policies for foreclosure homes. The concern is that the properties' lawns are not getting mowed. Bob asked for everyone to think about some new ideas to keep said properties in accordance with CC&R bylaws. The Board asked InvestWest to develop some ideas on when the Association should consider maintaining properties, for discussion at the July meeting. In the meantime, Randal made a motion that the board hires out the mowing of two neglected properties in the neighborhood, on a one-time basis, that are in foreclosure status. Teresa seconded motion. Motion passed.

Bob made a motion that the board is notified by Judy at Invest West when a sanction is lifted from a home. Andrea seconded motion. Motion passed.

A discussion was brought up regarding paint control on homes. At this time, the board chose not to pursue these issues.

Meeting adjourned at 8:20 pm