

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
June 20, 2007

Board members present:

- Andrea Jones, President
- Greg Schwerdt, Vice President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Jennifer Meuljic, Architectural Control Committee
- Bob Hart, Parks and Trails

Non-Board member present:

- Judy Saleg, Invest West

Homeowners present: • Madelyn Skaug • John Rice • River Rose • Susan Heart • Kathy Meikle

1. The meeting was called to order at 6:40 p.m.

2. Homeowner Concerns:

Items left in driveway, by 54th and N; stakes in pond (to be cut); people leaving light fans on in clubhouse bathrooms (need timers); pick-up and boat left parked on Sunset Ridge. The board discussed a system for following up on inspections to make sure problems dealt with.

3. Approval of Minutes: *Frieda Flint moved that the May 16, 2007 regular meeting minutes be approved. Bob Hart seconded. Motion passed.*

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

See old and new business.

B. Treasurer's Report

Financials available at the next meeting. We still need a treasurer. Andrea to write up a notice for the board in the clubhouse. Invest West to set up a website containing our financial information. When that happens, there will be a link from the IW website to the Sunset Ridge website and visa versa. This will be happening in a month or so. Residents will be notified by Judy of IW.

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

Several ACC requests were discussed.

D. Clubhouse / Pool – Kathy Meikle

- Katie still communicating with PLH re: the closet
- Kiddie swing needs to be fixed – Andrea calling
- Clubhouse has been very busy.
- New lighting in basement is complete.
- We have a new ping pong table.
- Flowers planted
- Lines in parking lot and on basketball court have been repainted
- Backup for the clubhouse manager discussed. Katie to write up a list of what she does and a schedule. Back-ups to be trained. An e-mail will be sent before the next meeting to discuss how this will occur.

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E. Parks and Trails – Bob Hart

- The arborist (Woodchucks) and Bob walked the trails. Woodchucks anticipates the total cost of fixing the tree problems to be about \$25,000, which will be divided between this year and next. Details to be described in the newsletter. *Frieda Flint moved that \$15,000 from this year's budget, plus sales tax, be approved for maintenance and preservation of trees in the wetlands. Jennifer Meuljic seconded. Motion passed.*
- Bob and Frieda will name the trails. The trail at the end of K Street is Fern Gully Trail. Sunset Ridge residents are welcome to submit names for the other trails. Contact fflint@washougalsunset.org if you have ideas.

F. Newsletter

- Bob Hart volunteered to coordinate the writing of the next newsletter, due out in a month or so.
- We still need a homeowner to volunteer to write the news letter on an every-other-month schedule.

G. Special Events

- No report

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. Other browsers will have similar capacity.

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.

6. Old Business

- *Frieda Flint moved that we get the mailboxes painted at a cost of \$50 - \$60 a box. Greg Schwerdt seconded. Motion passed.*
- PLH's warranty staff person will coordinate with Bob regarding the installation of a playground in Ph. 6. Pacific Lifestyles has agreed to use Rainbow Park, the supplier of our current commercial quality equipment. Other items we are working with PLH about, such as ventilation for the pool, are still not resolved. Andrea and Bob are still working with PLH on upgrades.
- *Frieda Flint moved that our umbrella insurance be set at \$5,000,000. Greg Schwerdt seconded. Motion passed.*
- Bark dust to be replenished in the common areas, including by the clubhouse.

7. New Business

The majority of homes in our community are kept up well. This helps maintain and increase the value of all of our homes. However, there are some properties that continue to display problems, such as excess weeds, lack of landscaping, trash, etc.. The board will be compiling a list of the worst offenders so that Invest West can address the issues with the owners.

8. Adjournment. The meeting adjourned at 9:06 p.m.