

**Sunset Ridge Homeowners Association  
Regular Meeting BOARD MINUTES  
June 21<sup>st</sup> 2006**

**Board members present:**

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

**Non-Board member(s) present:**

- Andy Beck and Katie Merritt, Co-Clubhouse Managers

**Homeowner(s) present:**

- Ayelen Pickett

**1. The meeting was called to order at 6:35 pm.**

**2. Homeowners concerns:**

None

**3. Approval of Minutes:**

Andrea Jones moved that the May 15, 2006 Minutes be approved ~~as corrected~~. Julie Miller seconded. Motion passed.

**4. Officer and Committee Reports:**

**A. President's report: Kathy Meikle**

Kathy commented on the amount of emails she has received from homeowners and was working thru them with the help of other members of the board and clubhouse managers. Kathy mentioned she had contacted Olivia at Pacific Lifestyles to determine who should be landscaping a strip of land in Phase 5 Sunset Ridge or the individual homeowners.

Also there was a request to have Invest West send each board member an updated list of fines and ongoing yard issues.

**B. Treasurer's Report: Scott Johnson**

The operating accounts include a total of \$47,000, the reserve accounts \$60,000. Scott spoke to Maggie at Riverview about moving our reserve money into a trust fund. After discussing the options we will leave the reserve account alone at US Bank due to them collecting our monthly dues. According to Scott and the bank any money we move to a trust fund is 100% liquid. We will get a return of 5.38% with a .5% fee, totaling 4.88%

Scott Johnson moved that we sign a resolution to move our reserve account at Riverview Bank only, to a trust fund. Jennifer Meuljic seconded. Motion passed.

RE: Reserve study. There is \$3,000 in the budget for a reserve study. Regenis is will charge us \$495 a year. Scott Johnson moved to go with the Regenis study and wait until the fall to update it, including an on-site visit. Julie Miller seconded. Motion passed.

**C. ACC Report: Jennifer Meuljic**

Only 3 new requests received. Jennifer is checking on a homeowner regarding one of them.

**D. Clubhouse Report: Kathy, Andy & Katie**

Kathy reported: The roofing company that came to look at the building said everything is in order and the tile date was moved back on the spa.

Andy reported: Receiving a quote for \$4773.60 w/global for 1 more security camera in the children's area and 2 low light, black and white water proof cameras for the spa.

Andrea Jones moved to go forward with the new security measures. Julie Miller seconded. Motion passed.

Katie reported: New patio furniture was in. All items from last months meeting have been resolved. The quote from Drainage Masters to re-do the clubhouse came to \$6,000. The conclusion was to wait until the rain starts to see if the improvements from last year will hold. The new computer in up and running with the homeowner info installed.

Andy to install a motion detector light by the hot tub. Andy requested the pool hours to change to a 10pm closure. The spa hours to be set from 10am to 10pm, due to the locking cover being installed.

**E. Parks and Trails; Julie Miller**

Julie reported: The garbage had been picked up in the park areas. J's was unable to remove the graffiti on the fence between N & O Street in Phase 4. Requesting J's to replace the boards. Scott brought up the idea of getting other landscape company bids. Kathy mentioned that we had in the past and from experience and in talking to other HOA's that we are getting a good deal. We can address this again when we are scheduled for contract renewal.

**F. Newsletter Andy Beck**

Andy will have the newsletter out by the end of June. The new Pool and Spa hours will be included. Add a comment about the Clark County Neighborhood Mediation practices and phone number. Ayelen needs volunteers for special events; she can be contacted at the website.

**G. Special Events Ayelen**

The Garage Sale was a success, the add in the Columbian seemed to work great. All set for the Bar BQ on Sunday for the opening on the spa.

**H. Website Committee: I. Welcome Committee: J. Neighborhood Watch Committee:**

No one present

**K. Old Business:**

The Action item list was reviewed and updated.

**L. New Business**

Jennifer Meuljic had someone ask to sponsor the newsletter. The conclusion is we are non-profit and are unable to allow.

Andrea Jones mentioned that she is trying to contact the Phone Directories Company about all the littering of the phone books. No much luck so far, but she will be contacting the City of Washougal to see if they can help.

Via e-mail, between board members we have decided to take August as our vacation month for a board meeting. We will continue to work with any homeowner complaints in August with them directly as needed.

**J. Adjournment:** Meeting adjourned at 7:56pm