

Sunset Ridge Homeowners Association  
BOARD MINUTES  
July 16, 2008

**Board Members present:**

Kathy Meikle, President  
Bob Hart, Vice President  
Teresa Lattimore, Secretary  
Dan Cox, Treasurer  
Randal Houle, ACC Chair  
Jennifer Meuljic, Director

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

Judy Saleg, Invest West Management

**Homeowner(s) present:**

Madelyn Skaug, Fran Steinert, Jake Soule, Rita Bowles Knorth, Chris Kershaw

**Meeting called to order at 6:43 pm**

Bob Hart moved that minutes from June 18, 2008 be approved as amended. Randal Houle seconded. Motion passed.

***Homeowner Concerns:***

1. It has been noticed that there are still residual fireworks debris from the fourth of July in the neighborhood streets. A request was made to make note in the next newsletter for those who let off fireworks to be aware and responsible for picking up after themselves. Randal will write a message in the September newsletter as a reminder as well as making a note for next year's newsletter that comes out before July.
2. A concern was raised again regarding the maintenance on foreclosed homes in our neighborhood. Bob Hart made a motion for the Homeowners Association (HOA) to maintain said vacant houses at a very minimal degree (mowing of grass and pulling of weeds) with the understanding that once the homes are sold, HOA will attempt restitution. Dan Cox seconded. Judy of Invest West will contact Thunder and Lightning to schedule them for maintenance.
3. A question was asked about the violation letters being sent out and if there was a consensus of its excessiveness. Judy of Invest West drives through the neighborhood and marks what is considered a "violation" in accordance with the CCR's. Kathy made a suggestion for August's HOA meeting to freshen up the

top most offenders list and put more focus on them. Bob suggested that once the violation makes it to a fine, Judy takes a photo for her records.

4. There appears to be a deadening Pine tree on the walking trail. Bob will check with Arbor Smith Tree Care to see if it needs to be taken down.

***President's Report: Kathy Meikle***

Violation Letters (discussed in *Homeowner Concerns*)

***Treasurer's Report: Dan Cox***

Dan reported \$1,957 in the operating account, \$39,733.29 in the reserve account, and all the bills paid through June.

***ACC Report: Randal Houle***

Randal reported we had 4 new paint requests, and all 4 have been approved. A discussion occurred regarding the discretion of color palettes. Any questionable color requests will need to get board approval. Randal also mentioned that he also takes into consideration the color of surrounding houses before approval of all paint requests.

***Clubhouse Report: Jennifer Meuljic***

Jennifer reported that the hot tub and patio area was pressure washed and the windows washed.

The swimming pool grates have been replaced.

The locks on the doors have been repaired.

The pool hours are now posted on the entrance door.

The lending library is up and running.

Batteries were replaced in photo sensors for light on patio above the fence.

It appears that the ping pong table has been broken again. The board approved to get it replaced.

Two of the treadmills need new motors and treads. AER will be contacted to repair both.

The Bowflex weights are broken and will be replaced with a set of dumb bells.

The gathering room was rented out 7 times in the month of June, and 3 times in July.

***Parks & Trails: Bob Hart***

Bob reported the missing panels on the fence in front on the detention pond were now replaced.

There has been apparent damage to trees on the walking trail and parks in the neighborhood due to children hanging on the branches. Jay's Landscaping came out and trimmed some, as well as others that needed to be cable braced. Letters were sent out to the parents for the damaged trees.

Bob will be finishing up the retaining wall between K & L in early September.

Bob met with Jay's Landscaping to talk about Tract D. Jay's will write up an ideal Landscape for us to be submitted before we take over the property. Jay's will get back with Bob with the request in the next month or so.

***Special Events Jennifer Meuljic***

Jennifer had nothing to report at this time. There was a mention of a special event hosted by Pacific Lifestyles, but no one has been contacted.

***Website/Welcoming Committee:***

Freida updated the website with all new board members in early July.

***Old Business:***

Due to the late hour, Kathy suggested to review and update all action items at next meeting.

***New Business:***

Maintenance on foreclosure homes, and violation letters were discussed during *Homeowner Concerns*.

**Meeting adjourned at 9:02 pm**

