

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
August 15, 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
- Pam Austin, Treasurer

Non-Board member present:

- Judy Saleg, Invest West

Homeowners present: • Madelyn Skaug • Kathy Bridges • Katie Merritt • Andy Delano • Terry Taylor • Pam Austin

1. The meeting was called to order at 6:42 p.m.**2. Homeowner Concerns:**

- A homeowner asked what could be planted that would look nicer in the retention pond at the end of L Street.
- A homeowner asked about overhanging trees blocking sidewalks, which is violation of the City code. People with such complaints can call Sherry Montgomery of the City of Washougal. Homeowners are asked to please cut back trees that are blocking sidewalks.
- A homeowner asked about plastic sheds, which are not allowable according to the CC&Rs.

3. Approval of Minutes: *Frieda Flint moved that the June 20, 2007 regular meeting minutes be approved. Bob Hart seconded. Motion passed.*

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

Bob Hart moved that Pam Austin be appointed to the board. Jennifer Meuljic seconded. Motion passed. Pam will use her expertise as a full-charge bookkeeper to handle our Treasurer responsibilities.

B. Treasurer's Report

Judy Selag of Invest West reported the following balances:

- Operating Account: \$24,550.46
- Reserve Account: \$59,818

Expenditures – mailboxes are now all painted

Judy reports we are on budget with our expenses.

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

This is a busy time for ACC requests: Jennifer has turned over a stack to Judy. Revision of the ACC request form was discussed, including a process for following up on requests at a certain point to make sure they are completed. Jennifer to work on the form.

D. Clubhouse / Pool – Katie Merritt, Clubhouse Manager

- The many upgrades and improvements that have marked Katie's tenure continue. For example, an additional camera has been installed. Lighting improvements in the game room and workout room are done. Facets have been fixed, the deck refinished, shower head replaced, downspout on the side of the building replaced, the sliding door fixed, and parking lot painted.
- An issue with the spigot runoff in front of the clubhouse was discussed. It was decided that a cement drain would be built to make sure runoff is handled correctly.
- Katie will call the fencing people about fixes to prevent people from climbing over the fence into the spa and pool area. Police will be called and clubhouse privileges restricted for violators.
- Katie will get quotes on tile to replace the carpet leading from the pool area leading to the workout room. This area gets wet from people leaving the pool and the carpet is impossible to keep clean.
- Katie will also look into getting timers on the heaters in the downstairs bathrooms.

E. Parks and Trails – Bob Hart

- Thunder and Lightning will be doing a few hours a month taking care of general maintenance around the grounds, keeping trailheads cleared out, waste picked up, replacing garbage can liners in the parks, etc. Bob has a document in writing of what they will take care of.
- *Bob Hart moved that the board authorize Thunder and Lightning to work 10 hours a month at Sunset Ridge to handle general maintenance. Greg Schwerdt seconded. Motion passed.*
- J's contract is up on September 1. Bob wants to include more specific language in the contract about renewing gravel on the trails, bark dust, pruning, lawn weed care, etc. Bob will draft a contract.
- *Frieda Flint moved that the board pay J's up to \$1600 to handle sprinkler re-routing and other related problems in the area of the new kid's play area by the clubhouse. Jennifer Meuljic seconded. Motion passed.*
- Bob will get a bid to replace the former play area bark dust with lawn.
- The arborist with whom we have contracted will be getting permits from the City for tree removal.

F. Newsletter

- Rose Hart has volunteered to do the newsletter, which will come out every other month. Board and other community members will supply content. The ACC will have a sidebar. CC&Rs will be handled. There will be a special issue column with a summary of board matters. There will be a Clubhouse Corner with clubhouse matters. Judy suggested we get information out in the next newsletter (early October) about upcoming Halloween and holiday events.
- Frieda will re-direct the newsletter e-mail on the website to forward to Rose's e-mail.

G. Special Events

- Jennifer Meuljic volunteered to coordinate the Halloween and holiday parties this year. Many ideas about both events were discussed.
- Halloween Party is on October 31. **Time???**
- The holiday party – the Winter Festival – will be held on Saturday, December 8th, from 3 to 7. More details soon!

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: The board reviewed the action item list.

7. New Business

8. Executive Session: The board went into executive session at 8:20, and came out of executive session at 8:40.

8. Adjournment. The meeting adjourned at 8:41 p.m.