

Sunset Ridge Homeowners Association
BOARD MINUTES
September 20, 2006

Board members present:

- Kathy Meikle, President and Clubhouse
- Andrea Jones, Vice President
- Frieda Flint, Secretary
- Jennifer Meuljic, ACC

Non-Board member present:

- Andy Beck and Katie Merritt, Co-Clubhouse Managers
- Chris Barber, Invest West
- Shannon Skalman, Invest West

Homeowners present:

Ayelén Pickett, Laurie & Carl Chapin, Henry Gerhard, Bob Hart

1. The meeting was called to order at 7:05 p.m.

2. Homeowner Concerns:

- Deer displaced by construction! Per discussion, there is apparently an opening in the fence so deer can get back to their woods. (Note: impact study apparently stated there was no wildlife in the area. We know better! There was at least one deer family in the area now cleared for Phase 6!)
- Variety of issues regarding renters in Sunset Ridge – noise, home maintenance, use of clubhouse, clubhouse keys, impact of rentals on livability and home values. It's unclear how CC&Rs apply to renters. Invest West to investigate...action item for next meeting.

3. Approval of Minutes:

- *Frieda Flint moved that the July 19, 2006 Minutes be approved as corrected. Jennifer Meuljic seconded. Motion passed.*

4. Officer and Committee Reports

A. President's report: Kathy Meikle

Kathy received a letter offering to create a website for us (we have one already), and another offer from a company wanting to put Christmas lights on the clubhouse. The answer was no on both.

B. Treasurer's Report – Kathy Meikle reporting for Scott Johnson

Treasurer report: Expenses for August - \$6,001.28; Operating Account \$23,114.59; Reserve Account \$57,947.82.

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

Jennifer indicates there have been 5 requests and 4 approvals lately. Shannon volunteered to notify homeowners of approvals.

D. Clubhouse / Pool – Kathy Meikle, Andy Beck, and Katie Merritt

Regarding painting, currently we have 2 bids – Laford and Daley – and a possible third. *Andrea Jones moved that we approve an expenditure not to exceed \$5,000 for interior painting, and that we accept the Laford bid unless the third bidder being considered has a superior price, reputation, and warranty. Jennifer seconded. Motion passed.*

Signs are completed and posted. Cameras are installed, focused, and working. Regarding the hot tub...parents must be with kids at all times. Verbal warnings of clubhouse violations are the same as a written warning and will be documented by entries into the database. IW gave most recent list of homeowners to Andy and Katie. Andy / Katie need some way of knowing who the renters are. Cards for homeowner will be blocked if residents are breaking rules or delinquent in payments of dues/fines.

E. Parks and Trails – Julie Miller

No report.

F. Newsletter – Andy Beck

The newsletter will be out soon. Andy to send copy to Frieda for the website. Newsletter will include info about the upcoming Halloween party, and will also include standards re: yards. Interested parties should send their newsletter articles to Andy Beck. [Note – to submit material for the newsletter, e-mail Andy at newsletter@washougalsunset.org.]

G. Special Events – Ayelén Pickett

The Halloween party will be on Sunday, 10/29, from 3 to 5 p.m., for kids 0 to 10. There will be cookie decorating, punch, games, and of course, candy! Invest West to send a \$246 check to Ayelen by early October (Ayelen has \$129 left from last event).

The annual Sunset Ridge holiday party will be held on Saturday, December 2 from 5:30 to 8:30 at the clubhouse.

The idea of a holiday lights contest like Lackamas Shores has every year was brought up. Another idea was that we could have a yard contest. We agreed to note both of these ideas and talk about them during the upcoming year.

H. Website Committee – Frieda Flint

Keep looking at the website for new additions. Visit us at www.washougalsunset.org.

I. Welcome Committee – Frieda Flint.

The Welcome Committee is still active, 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.

J. Neighborhood Watch Committee – Kurt Wilkinson

No report.

5. Old Business –

- a. The Action Item List was reviewed and updated.
- b. Other old business: CC&R violations: Courtesy letter / fine process; standards / reasonableness / customer service; escalating fine schedule for ongoing issues. Discussion included giving homeowners up to 30 days to resolve lawn issues; 2 weeks is not long enough to see results in many cases. The board also discussed escalating fines when ongoing issues are not resolved. Frieda to draft a fine schedule to present at the next meeting.

6. New Business

At 8:21, Andrea Jones moved that the board go into Executive Session to discuss homeowner fine appeals. Jennifer Meuljic seconded. Motion passed.

At 8:40 the board returned to regular session.

Andrea Jones moved that Invest West immediately send out responses to homeowners regarding board decisions on their appeals. Frieda Flint seconded. Motion passed. The next newsletter will contain an article about yard standards.

7. Adjournment. The meeting adjourned at 8:47 p.m.