

Sunset Ridge Homeowners Association
BOARD MEETING MINUTES

September 21, 2005

(as corrected 11/16/05)

Board Members present: Sabrina Hemphill, Danielle Frost, Kathy Meikle, Jennifer Meuljic, and Julie Miller

Non-Board Members Present: Andy Beck (Clubhouse Manager); Chris Barber (Invest West)

The meeting was called to order at 6:38

Homeowner concerns:

*Lot 79 Phase 4 requested copies of approval forms. Copies were not sent.

*Move pole on 57th (who is responsible?)

*What are the rules for storing vehicles on the street? (On agenda to address parking issues.)

*5545 L ST shares parking concerns

*5362 N ST concerns about cars being parked and blocking sidewalk (lot# 40 and 42)

*Chris (915 Sunset Ridge Dr.) is concerned about dead tree on trail that is hanging over into his yard. It is on the wetlands and has to have approval from city of Washougal to cut it down. Julie Miller will contact J's to get an estimate to cut it down.

*Kathy (5423 K St.) expressed concern about the retention pond in phase 4. J's will take care of this on a regular basis when we assume responsibility for Phase 4.

*Phase 4 daycare is still open and running. What is happening since it was given 6 months to close?

*Can CC&R's be combined to have one set? Hard to do since you would need a majority vote and get everyone to agree to a set.

Homeowners concerns closed at 7:18

President's Report: Sabrina will interject at appropriate times

*Requested financial statements from Invest West

Total revenue from 8/1-8/31 \$15,868.33

Expenses: \$26,452.68

Paid 2nd half of playground equip.

Exercise equip. for clubhouse

Other officer's reports:

Architectural Committee: Andy Beck is head until we find an ACC Chair

Clubhouse report:

Andy has installed the new exercise equipment. Working on getting contractors to evaluate the clubhouse for overall well-being. Invest West has names to recommend to us.

Pool Committee:

66 surveys were turned in and will be reviewed at the pool committee mtg. 1 week from Thurs.

Park:

*Tables and Chairs to be installed on Oct. 21 and 22. , 2 tables in upper park and one by clubhouse

Trails:

*Increased expense for Phase 4 maintenance will be \$440.00 per month,

*additional costs per month \$277.50

*trees need to be pruned now \$847.02

The above has been approved

Special Events:

Halloween Party on Monday 10/31/05

Requested Board Members:

Enforce issues with property upkeep.

*One suggestion is to have Metro Security patrol to report offenders rough estimate would be 500.00 a month for 3 times a night. Invest West will check into this option for us.

We will increase Invest West's inspections to weekly \$180.00 per visit, \$360.00 extra per month

When fines get high enough a lien can be placed to collect for repeated offenses.

Quarterly Billing: Quarterly billing was approved. Late fees are 15x's 3=\$45.00

Next Meeting 10/19/05- Danielle will act as president while Sabrina is away

Adjourned at 8:28 p.m.