

# Board Meeting of the Association of Unit Owners of Sunshine Creek Condominiums

**Date:** Thursday, September 26, 2019  
**Location:** Sunshine Creek Clubhouse | 10680 SW Davies Road, Beaverton, OR 97008  
**Time:** 5:00 PM – 6:00 PM

## Board Officers & Members in Attendance:

- **Joel Day**, Chairman
- **Sue Lowry**, Vice-Chairman
- **Tammy, McCausland**, Secretary
- **Mike Grebenc**, Officer

**Call to Order:**The Regular Board Meeting of the Association of Unit Owners of Sunshine Creek Condominiums was Called to Order by the Chairman, Joel Day, at 5:00 PM.

**Approval of minutes from July 22<sup>nd</sup> Emergency Meeting.** – Approved as submitted

## RESIDENT’S FORUM – 15 Minutes

- Board recognized owner of Unit 43. – Ongoing noise complaints with downstairs (Unit 42) tenants. Board recommended to continue to document. Also having difficulty reaching the landlord of that Unit.

## AGENDA ITEMS

### 1) Financial Report

- a) Balance Sheet
- b) Financial Report
- c) Delinquency – Owner of Unit 42 is significantly delinquent, and the case is with the attorney to collect. Also waiting for current ledger information from prior management company.

### 2) Manager’s Report

- a) Repairs, Maintenance, & Updates
  - i) Pool and Spa were closed
  - ii) Unit 38 Exterior Faucet was inspected. No leaks were found
  - iii) Office was painted
  - iv) AC removed from office for the season
  - v) 2 broken storm sewer caps were replaced
  - vi) Drainage swale completed next to building 10620

### 3) Old Business

- a) Pool Maintenance
- b) Building Envelope Inspection – Get Decks shored up and siding put back on ASAP
- c) Resident Parking – Notice to go out to residents for updates due to new management
- d) Unit 44 – The Board won the case for injunctive relief against homeowner. Homeowner now is court ordered to abide by the association’s governing documents.

### 4) New Business

- a) Management Proposed a more specific Enforcement & Fine Resolution
  - i) Board tabled the decision until next board meeting to allow time for review and consideration.

**Meeting Adjourned:**There being no further business before the Board at this time, the meeting was adjourned at 6:03PM.

## NEXT BOARD MEETING

**Date:** Thursday, October 24, 2019 – **2020 BUDGET MEETING**  
**Location:** Sunshine Creek Clubhouse | 10680 SW Davies Road, Beaverton, OR 97008  
**Time:** 5:00 PM – 7:00 PM