

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

Date: Thursday, January 11, 2018

Location: Sunshine Creek Clubhouse | 10680 SW Davies Road, Beaverton, OR 97008

Time: 4:30 PM – 5:30 PM

Board Officers & Members in Attendance:

- **Joel Day**, Chairman
- **Tammy, McCausland**, Secretary
- **Sheri Bacon**, Treasurer
- **Sue Lowry**, Director
- **Bob Mulkey**, Manager

Residents in Attendance:

- Matt Phillips, Unit #1
- Sandra Timm, #30
- Sharon Carroll, Unit #47
- Mike & Ester, #39

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 4:32 PM.

RESIDENT'S FORUM – 15 Minutes

- Resident requests minutes to be posted on the board in the clubhouse and a copy of the budget.
- Assessment start February 1, 2018.
- Resident asked about status on PGE working on his building.
- Resident in Unit #44 believed to be leaving oven on.

AGENDA ITEMS

- **Parking Resolution**
 - Enforcement. Abandoned vehicles need to be towed.
- **Lease Tracking** – Decision was made to have TMG track leases within Sunshine Creek.
 - Board also approved a \$150.00 fee for every time there is a change in tenancy to cover expenses incurred.
- **Attorney, Bagby Law Firm** – Board unanimously agree to hire for Resolution writing.
- **Formica Repair** – Quote from Charter to properly install Formica in both clubhouse bathrooms (\$950). Talk with Charter about the quality of work from when it was done in October.
- **Fitness Room Mirror Replacement** – Quote from Charter to replace the broken mirror in the Clubhouse Fitness Room (\$1740.00). Waiting on second quote from another vendor.
- **Have Sue Lowry be the on-site contact** using her landline.
- **Alarm systems** – Action Technology coming to do the testing.
- **Gutter Cleaning/Moss Removal** – Received two bids from TMG for Gutter Cleaning and Moss Removal Services. Have questions and review responses.
- **Financials** – See Management Report.
- **Nominations for Board of Directors**
 - Annual Meeting/Elections to take place in February 2018. Date set for March 5, 2018.
 - 2 seats up for Election (Vacancy left by Barbara LaCombe, who resigned from the Board last month, and Joel Day, who's term ends at the February Meeting.)

REVIEW / APPROVE RECORDED MINUTES

- Approved as Recorded

Meeting Adjourned: There being no further business before the Board at this time, the meeting was adjourned at 5:29 PM.

NEXT HOA BOARD MEETING (ANNUAL MEETING)

Date: Monday, March 5, 2018

Location: Sunshine Creek Clubhouse | 10680 SW Davies Road, Beaverton, OR 97008

Time: 5 PM – 6 PM