

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

Date: Monday, October, 2018
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
- **Tammy, McCausland**, Secretary
- **Sue Lowry**, Vice-Chairman
- **Sheri Bacon**, Treasurer

Residents in Attendance:

- Sandra Timm, Unit #30
- Mike Grebenc, Unit #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 5:00 PM.

RESIDENT'S FORUM – 15 Minutes

- Stairs down to Units #41 & #44 need to be cleaned. Unit #44 was supposedly sent a letter in July giving her 14 days to get it cleaned. Owner needs to be fined and the Board will take action to get it pressure washed.
- Janitorial services have not been paid in several months. Only now finding out that a W9 is required.
- A resident dyed their hair (Black) in the women's restroom in the clubhouse, leaving a mess on the wall and shower floor. Residents are not to use the facilities for personal purposes. The restrooms are for use while using the clubhouse and pool facilities.

AGENDA ITEMS

- **New Board Member**
 - A motion was made to appoint Mike Grebenc of Unit #39 to the Board. Unanimously Approved.
- **Dryer Vents**
 - Dryer Vent on Building 10660 coming loose, need repair.
- **Pool Maintenance**
 - A motion was made to close the pool, effective immediately. Unanimously Approved.
- **Building Envelope Inspection**
 - Board to consider the potential project scope and expense in order to make an educated decision.
- **General Maintenance**
 - Light Fixture between Garages 3 & 4 is hanging loose. Needs repair.
 - Roofs of carports were cleaned – No prior communication went out and some residents complained.
 - Roofs of the Garages were still not cleaned
- **Compliance Program**
 - Board is to be receiving copies of the Compliance Report each month. Current reports seem incomplete.
- **Financials** – See Management Report.
 - 2019 Draft Budget (Revised). Board still not prepared to adopt prepared to adopt the revised budget draft from Management. Several items are in question and the board would like to connect with management to discuss. Particularly, Management Fees and Office Supplies are significantly overbudget for the current year. What are Collection Expenses.
- **Legal**
 - Board was advised that it could proceed with a lawsuit to get an injunction against Unit #44 for failure to comply with Association Governing Documents and Rules & Regulations.
 - Board agreed to make an attempt to appeal to the Homeowner's daughters to see if they would be able to influence the Homeowner to comply with the rules prior to taking any further legal action.
 - Legal costs could be anywhere from \$5000 to \$15000 depending on the level of defense from the homeowner.

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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 6:40 PM.

NEXT BOARD MEETING – Budget Meeting

Date: Monday, November 12, 2018

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

Time: 5:00 PM – 6:00 PM