

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

**Date:** Monday, July 9, 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
- **Sheri Bacon**, Treasurer
- **Sue Lowry**, Vice Chairman
- **Bob Mulkey**, Manager

## Homeowners in Attendance:

- Augie Glaab, #50
- Sandra Timm, #30
- Barbara LaCombe, #22
- Aaron Giles, #20

**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.

## LAST MONTH'S MEETING DID NOT TAKE PLACE DUE TO A LACK OF QUORUM.

### RESIDENT'S FORUM – 15 Minutes

Augie Glaab – Overhangs near Unit 50. Birds getting into the area.

Tripuri Thate – Unit #21 Bird nest was discovered during dryer vent cleaning

Sheri Bacon – Complaint and photos of spills and garbage in stairwell leading down to her unit from homeowner across the hall.

Light between 15 & 18 seems to have a short

Garage roofs were not cleaned, nor were carports

## AGENDA ITEMS

- **Homeowner Communication**
  - See Management Report
  - Motion made to not waive fees for a Unit owner who did not file an ARC prior to modifying a common area. Homeowner's are not to modify common areas.
- **Memorandum of Action**
  - Board to Approve and Sign
- **Repairs/Maintenance**
  - Dryer Over 40% of homeowners have not responded to requests to schedule.
  - Final Notice to go out to Homeowners requesting cooperation.
  - If notices are ignored, The homeowner is responsible for making sure the dryer vents are cleaned.
  - Homeowner's will need to provide proof that dryer vents were cleaned.
- **Pool Opened – Saturday, July 7, 2018**
  - Board had an emergency meeting to approve the purchase of a new filter as well as covers for during the off season.
  - Notices were sent out to homeowners, periodically updating them on the status of the repairs.
  - A number of proposals from Charter to handle humidity in Pool Maintenance Rooms
  - Nothing approved at this meeting
- **Building Envelope Inspection**
  - Have the company come out and explain the Envelope
  - Nothing decided at this meeting
- **Parking Resolution**
  - Many Residents still need to put their parking stickers on their vehicles.
  - NEXT STEPS: notices to be put on cars giving them until the end of the month to comply.
- **Compliance Program**
  - Lattice in Breezeway between Unit #29 & #32 MUST be removed.

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

- **Clubhouse Janitorial**
  - Board received okay to re-hire Sandra Timm to perform our janitorial.
- **Financials** – See Management Report.

### 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 6:25 PM.

### NEXT HOA BOARD MEETING

**Date:** Monday, August 13, 2018

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

**Time:** 5:00 PM – 6:00 PM