

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

Date: Monday, May 7, 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**, Vice Chairman
- **Bob Mulkey**, Manager

Residents in Attendance:

- **Matt Philips**, Unit #1
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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 4:37 PM.

RESIDENT'S FORUM – 15 Minutes

Matt Philips to talk about his items in the breezeway. Management to have the Fire Marshall to come out to discuss what is acceptable and what is not. He will move items

AGENDA ITEMS

- **Homeowner Communication**
 - See Management Report
- **Architectural Requests**
 - None
- **Parking Resolution**
 - Management Recommends tightening up the wording on the Parking Resolution. Board agreed to have it done. Many Residents still need to put their parking stickers on their vehicles.
- **Clubhouse Rules & Regulations**
 - Revised edition. Approved pending a few revisions.
- **Assessment Credit**
 - Management sent out notices
- **Memorandum of Action**
 - Board to Approve and Sign
- **Compliance** – Lattice in Breezeway between Unit #29 & #32 MUST be removed. Not listed in Compliance report.
- **Compliance Program**
 - See Management Report
 - A. Window A/C Units
 - B. Vented A/C Units
 - C. Window Treatments
 - D. Decks/Patios
 - E. Exterior Appearance of Buildings
 - F. Breezeways/Stairways
 - G. BBQs
 - H. Door Colors - Board had approved, years ago, to allow homeowners to paint their front doors an alternate color as most of them do not face the street/parking lot.
 - I. Damage to Common/Limited Common Areas
- **Repairs/Maintenance**
 - Dryer Vent Cleaning – People need to contact Management to schedule appointments.
 - Pool/Spa Covers – Tabled until August
 - Building Envelope Inspection – To make sure there are no dry rot issues
 - Tree Roots – Board approved bid from Showplace the remove the roots.

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- Bark Dust – Board approved putting in new bark dust.
- Playground Equipment –
- **Pool Opening** – Saturday, May 26, 2018
 - Need to have ORCA get the pool ready for opening
- **Squatters in Unit #35**
 - Unit has been sent in for a lien
 - Squatter is collecting rent for the place.
- **Clubhouse Janitorial**
 - Board to decide
- **Comcast Proposal for Clubhouse Internet/Phone Service**
- **Financials** – See Management Report.
- **Late Payments** – It has been 8 months since switching to a new Management Company and HOA Fees are still being sent to the HOA and not the Management Company. Checks not sent to the management company directly will be considered late. Management sent out notices.

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 6:04 PM.

NEXT HOA BOARD MEETING

Date: Monday, June 11, 2018

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

Time: 5:00 PM – 6:00 PM