

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

Date: Monday, November 12, 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
- **Sue Lowry**, Vice-Chairman
- **Tammy, McCausland**, Secretary
- **Sheri Bacon**, Treasurer
- **Mike Grebenc**, Officer
- **Bob Mulkey**, Manager (AMS-NW)

Residents in Attendance:

- Sandra Timm, Unit #30
- Augie Glaab, Unit #50

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 5:09 PM.

RESIDENT'S FORUM – 15 Minutes

Lights on Building 10660 do not turn off during the day. Sensors appear to not be working
Exterior Dryer Vent is full of lint.
Bird intrusion ceiling of breezeway in 10690
Exterior Light between Garage 3 & 4 dangling – Needs repair
Waste Management needs to be contacted to pick up garbage outside the dumpsters.

AGENDA ITEMS

- **Pool Maintenance**
 - Pool/Spa Covers – According to Orca Pacific, the pool/spa covers should arrive this month and will be installed as soon as they arrive.
 - Pool/Spa Re-Plastering – Attached please find a quote from Orca Pacific for re-plastering of the pool and spa. Orca Pacific is recommending that the lining of the pool and spa be re-plastered as it is approaching twenty years old and needs the work done. These monies would come out of Reserves.
 - The Board wishes to receive 2 other quotes on this project.
- **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 approved a 3% increase in the budget. Management has been consistently going over budget on office supplies. **The Board asks that Management stick with the budget approved by the board. Overages must be approved by the board.**
- **Legal**
 - Squatters – The Oregon Department of State Lands has accepted responsibility for Unit 35 and will begin paying assessments. The ODSL is requesting the HOA to hold off on a sheriff's sale to give them time to sell the unit. Once the unit is sold, monies owed to the HOA will then be paid.
 - Patrick Foran has recommended that the HOA agree to the ODSL's request, with one caveat—that they be only given six months to sell the unit.
 - The Board is not concerned with the length of time needed to sell the property so long as the ODSL will pay the monthly assessments until the property is sold.
 - Despite the locks being changed, the squatter has still been seen on the property on several occasions.

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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 6:42 PM.

NEXT BOARD MEETING – No December Meeting

Date: Monday, January 14, 2019

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

Time: 5:00 PM – 6:00 PM