

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

Date: Monday, March 5,

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**, Director
- **Bob Mulkey**, Manager

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 6:12 PM.

AGENDA ITEMS

- **Architectural Requests**
 - None
- **Compliance Program**– Decision was made to have TMG track leases within Sunshine Creek.
 - Enforcement starts this week
- **Resolutions** – Leasing Resolution & Maintenance Responsibility
 - Maintenance Resolution approved contingent to adding Chimney Cleaning and Dryer Vents to HOA Responsibility.
- **Formica Repair**
 - Formica to be replaced in both bathroom. Hopefully March 15th
- **Fitness Room Mirror Replacement**
 - March 15
- **Insulation**
 - Completed
- **Gutter/Roof/Dryer Vent Cleaning**
 - Dryer vent cleaner – Willard
 - KJ Maintenance for Gutter and Roof cleaning
- **Pool/Spa Cover**
 - Orca Pacific provided a quote for Pool/Spa Cover. Tabled until we get a second quote.
- **Key Fobs**
 - Additional Key Fob made for Association Management Services
- **Squatters**
 - Eviction process to be started
 - Cars can be towed
- **Clubhouse Janitorial**
 - Board has decided to continue to use Sandra Timm for our Janitorial Services

HEARING:

Unit Owner 44: Board decided to turn off the homeowner's access to the clubhouse for the following reasons: Homeowner has repeatedly and consistently left the clubhouse messy after her use, she has interrupted at least 3 private parties where the clubhouse was reserved by another homeowner. The Homeowner has been aggressive with other residents who come into the clubhouse and she insists that they leave. This has been an on-going issue with the homeowner. Despite being denied access to the clubhouse, the homeowner goes door to door asking residents to let her into the clubhouse. Once she has been given access, she props doors open, leaving the clubhouse un-secured. Other than attended guests, Homeowners are not permitted to let anyone into the clubhouse without clearing it through the Board. The Board listened to the homeowner's case for 10 minutes. The Homeowner denies any wrong doing. The homeowner's card key is also damaged beyond use and asked to waive the \$25 charge to issue a new key. The Board decided not to waive the fee as it is the cost to issue a key. The Board also decided not to restore access to the clubhouse to this homeowner due to her failure to comply with the governing documents of the association. Bylaws, Section 8.6.

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REVIEW / APPROVE RECORDED MINUTES

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Meeting Adjourned: There being no further business before the Board at this time, the meeting was adjourned at 7:22 PM.

NEXT HOA BOARD MEETING

Date: TBD

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

Time: TBD