

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

**Date:** Monday, April 1, 2019

**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
- **Lynda Dulong**, Property Management, AMS

**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.

RDH Presenting on the Envelope Inspection.

### RESIDENT'S FORUM – 15 Minutes

Vehicles still without parking stickers – Parking stickers can be obtained from AMS-NW  
Apparent abandoned vehicle.

### AGENDA ITEMS

- **Homeowner Communication**
  - Unit #46 – Attic Inspection – Bid submitted, Charter Construction  
– BOARD ACTION: Tabled until after Envelope Inspection
- **Parking Lot Striping**
  - Bid submitted, JZ Striping & Seal Coating, LLC  
– BOARD ACTION: Tabled until after Envelope Inspection
- **SPA Update**
  - Oregon Pool Replastering will be out in early May to re-tile and re-plaster the spa.  
Board approved to resurface the hot tub. Work to be completed by mid-May.
- **Pool Chlorinator System**
  - Quotes submitted  
BOARD ACTION: Tabled until next month
- **Landscape Proposal**
  - Enstrom, Bark dust bid submitted  
Crane Fly Larvae bid.  
BOARD ACTION: Hold off on the Bark dust this year, Approved the bid for the Crane Fly Larvae treatment
- **Community Signage Replacements**
  - Proposal submitted  
BOARD ACTION: Tabled for future date
- **Trip Hazard Assessment**
  - Proposal submitted  
BOARD ACTION: Board approved the proposal
- **Amended Collection Resolution**
  - Resolution Amended to provide that Management fees are collectible. This will provide the HOA with the opportunity to receive reimbursement for management fees for time spent on collections.
  - Management fees have been consistently over budget with collection efforts being a contributing factor.  
– Board Decision: Board unanimously approves amended resolution. To be signed within 48 hours.
- **Financials** – See Management Report.

### REVIEW / APPROVE RECORDED MINUTES

- Approved as Recorded

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

**Meeting Adjourned:** There being no further business before the Board at this time, the meeting was adjourned at 6:14 PM.

### **NEXT BOARD MEETING – Annual Meeting**

**Date:** Monday, May 13, 2019

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

**Time:** 5:00 PM – 7:00 PM