

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

**Date:** Thursday, October 24, 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
- **Mike Grebenc**, Officer

**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 5:03 PM.

### RESIDENT'S FORUM – 15 Minutes

- No issues brought up

**Approval of minutes from September 26, 2019 Board Meeting.**Approved as submitted

### AGENDA ITEMS

#### 1) Financial Report

- a) Balance Sheet
- b) Financial Report
- c) Delinquency – Owner of Unit 42 – Owner requested that \$1500.00 in late fees be waived. Motion was made to waive half if the Attorney was also willing to waive half of their fees.

#### 2) Manager's Report

- a) Repairs, Maintenance, & Updates
  - i) Puddling occurring on SE Corner of Bldg. 10660. To be addressed.
  - ii) Pool & Spa Winterized. Board considering a different

#### 3) Old Business

- a) Motion was made to approve the new Resolution with discussed changes. Unanimously approved.
- b) Financial Review from CPA.

#### 4) New Business

- a) Reserve Study
  - i) Roofs: Bldg. 10640 was replaced in 2010, Bldg. 10660 was replaced in 2012, Bldgs. 10620 & 10690 were replaced in 2014. (per Historical Meeting Minutes)
- b) Budget
  - i) Proposed Budget calls for a more than 12% increase. Board tabled approval for further review. Deadline for approval by October 31, 2019.
- c) Board authorizes FreshStart to discuss Sunshine Creek Accounts with Vendors, including but not limited to Frontier, Comcast, etc...

5) Approval of meeting minutes. Approved as submitted

**Meeting Adjourned:**There being no further business before the Board at this time, the meeting was adjourned at 6:50PM.

### NEXT BOARD MEETING

**Date:** Thursday, November 21, 2019  
**Location:** Sunshine Creek Clubhouse | 10680 SW Davies Road, Beaverton, OR 97008  
**Time:** 5:00 PM – 6:00 PM