

Sundance HOA Minutes - 11/24/25

The meeting was called to order at 5:30 PM by President Chris Aafedt.

Members Present: Chris Aafedt, President
Peggy Paddock, Treasurer
Jerry Liang, Member at Large

Several homeowners have inquired about the slurry for their aprons. Chris said they have been quoted approximately \$2300.00, which seems overpriced, especially since the concrete apron cost in the neighborhood of \$3000+. The Board wants to speak to the slurry company and have them come to the December meeting to discuss their pricing. They need to sharpen their pencil. The Board also wants to ask Ed at LaBelle Marvin his opinion of the \$2300.00 quote.

Upcoming roof cleaning, gutter and downspout cleaning was discussed. Homeowners should try to be home and offer their hoses to the workers to verify that their downspouts are free flowing.

Discussed the 16407 and 16409 front door areas of Greenlake. The water from the recent heavy rains is not draining and is pooling against the stucco under the living room windows. The green dome shaped drains were still covered with water at 8 AM the morning after the rains. Andre needs to check these 2 green dome shaped drains as well as a flat drain and verify they are clear of debris and the water is draining quickly. Perhaps some sort of trench can be constructed that drains out to the street, so the Board wants to ask Marca and some other vendors for input. Some areas where sidewalks have a sloping design pool water, such as on the front door side of Greenlake and Shadydale. Of concern is a slip hazard where mud gathers in the low spots. Looking for input.

Discussed holiday parking dates. Board could check with the City, but often they are too generous with their moratorium dates. Board suggests the following . . .

11/22 (Saturday) to 12/1 (Monday) - Thanksgiving
12/20 (Saturday) to 1/4 (Sunday) - Xmas / New Year's

Since the Thanksgiving dates are before our December meeting, Patrol should be notified ASAP.

Discussed illegal parking by some homeowners/renters. In particular one renter had a vehicle parked parallel to their garage for at least 5 hours from 5:50 PM to 11 PM on a week-end. This car should have been towed, but Patrol One doesn't come through Sundance until 11 to 12 PM to lockup our pools and restrooms. Board discussed changing the lockup hours to 10 PM on Friday through Sunday evenings. The feeling is that no one would be using the pool/spa past 10 PM in the winter.

Tree removal was discussed. All 6 trees near the roundabouts off Fallcreek/Ashcreek/Meadowbrook have been removed. Large stumps remain, so assume they will be ground down. Need to follow up.

Motion to adjourn by Jerry Liang. Seconded by Peggy Paddock.

Meeting was adjourned at 6:05 PM

Next meeting: December 16, 2025

Submitted by:

Peggy Paddock, Acting Recorder, Sundance Board Member

Board Signature:  Date: 12/16/2025
_____ As Submitted _____ As amended