

TWO SUNSET POINTE HOMEOWNERS ASSOCIATION, INC.
NOTICE OF THE 2023 ANNUAL MEETING OF THE MEMBERS
March 9, 2023
6:30 PM

Little Elm Community Center
107 Hardwicke Lane
Little Elm, TX 75068

February 21, 2023

Dear Sunset Pointe Homeowner,

You are invited to attend the 2023 Two Sunset Pointe Homeowners Association, Inc. Annual Meeting on Thursday, March 9, 2023, at 6:30 PM Central Time, at the Little Elm Community Center located at 107 Hardwicke Lane, Little Elm, TX 75068.

The Board of Directors, Community Manager, and other SBB Management Company Staff will present an update on the Association.

The agenda for the meeting will consist of only the following items:

- Association Reports presented by the Board of Directors and Management Report.
- Board of Directors Election Results will be announced at the meeting.

This year's Annual Meeting will be held in person. Sign in will begin at 6:00 PM. The meeting will begin promptly at 6:30 PM once Quorum is established.

There are two (2) open positions on the Board of Directors for a two (2) year term. This year we have received candidate forms from five (5) homeowners.

The Bylaws state that to hold the Annual Meeting and conduct the Association's business, there must be a quorum present. A quorum is the number of homes represented either in person, by online voting, or by absentee/proxy ballot. The quorum that is required to hold the meeting is ten (10) percent or 330 homes. If the Annual Meeting's quorum is not attained, the Association must recall the meeting.

Please take a moment to cast your vote for two candidates or for quorum purposes either online (Election Buddy) or by casting an absentee/proxy ballot. Please send your absentee/proxy ballot to proxies@sbbmanagement.com. Absentee ballots should be received at the HOA office no later than 5:00 PM Central time on March 7, 2023. Online voting begins February 21, 2023, and ends on March 8, 2023, at 11:00 PM. Please ensure your absentee/proxy ballot has your name, address, and signature on the ballot to be considered for the ballot count.

Enclosed, you will find the current Candidate Nominees, an Absentee Ballot, Question and Comments form, Minutes of the 2022 Annual Meeting, and instructions for the online voting. If you vote online or by absentee/proxy ballot, your vote will count for the quorum that is needed to hold the meeting. If you did not receive an email from Election Buddy, and wish to vote online, please contact the onsite office for assistance.

Two Sunset Pointe HOA
2300 Dawn Mist Dr.
Little Elm, TX 75068
Office: 469-362-0580 Fax: 469-362-0396
TSPfrontdesk@sbbmanagement.com

**** THERE WILL BE A DRAWING AT THE MEETING FOR OWNERS WHO CAST AN ONLINE VOTE OR SEND IN THEIR ABSENTEE/PROXY BALLOT.**

**TWO SUNSET POINTE
HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF HOMEOWNERS
FEBRUARY 24, 2022
MINUTES**

CALL TO ORDER/WELCOME

The 2022 Annual Meeting for Two Sunset Pointe Homeowners Association was called to order at 6:30 pm by Jason Miller, Board President. Diane Barta, community manager, introduced the Board members:

Jason Miller, Board President - Present
Harris Oshiokpekhai, Vice President - Present
Nandhakumar Swaminathan, Treasurer - Present
Lou Hash, Secretary – Present
Lacey Cullison, Director - Present

Diane Barta introduced the SBB Management Team:

Diane Barta - On-site Community Manager - Present
Maydee Hickman, Administrative Assistant – Present
Jaime Halcovich, Facilities and Community Standards Coordinator – Present
Vanessa Burch, Vice President of Client Relations - Present

VERIFICATION OF QUORUM - PROOF OF NOTICE OF MEETING

Diane Barta announced that quorum was met, and 360 votes were received. Diane verified that the Annual Meeting notice was mailed on January 28, 2022.

APPROVAL OF 2021 MINUTES

Jason Miller announced that the minutes of the 2021 Annual Meeting Minutes were approved.

CANDIDATE INTRODUCTION

Diane Barta introduced candidates Chris Holderman, Harris Oshiokpekhai, and Jason Miller. Each candidate was given up to three minutes to introduce themselves to the members.

ASSOCIATION REPORTS

Jason Miller, Board President reviewed the 2021 completed projects, 2022 goals, and Community facts.

Jason Miller introduced Nandha Swaminathan, Treasurer to review the 2021 financials, major expenses and the 2022 budget.

Jason Miller introduced Diane Barta, On-site Community Manager, who discussed the responsibilities of the Management Company and the HOA, along with the different types of volunteer Committees and the need for new volunteers.

ELECTION RESULTS

Diane Barta, On-site Community Manager announced the election results. Chris Holderman, Harris Oshiokpekhai, and Jason Miller were elected to the 2022/2023 Board of Directors.

ADJOURN

The meeting adjourned at 6:55 PM.

QUESTION AND ANSWERS

No questions were submitted.

ORGANIZATIONAL MEETING

Diane Barta, On-Site Community Manager called for nominations for the Board of Directors Officers. The newly elected Board Members voted and selected the following members as Board Officers:

Jason Miller, President

Lou Hash, Vice President

Harris Oshiokpekhai, Treasurer

Lacey Cullison, Secretary

Chris Holderman – Director

Meeting adjourned at 6:57

Two Sunset Pointe Homeowner Association, Inc.

Professionally Managed by SBB Management Company, AAMC ® An Accredited Association Management Company

NOTICE OF THE 2023 ANNUAL MEETING OF THE MEMBERS THURSDAY, MARCH 9, 2023, 6:30 PM

ABSENTEE/ PROXY BALLOT

To vote by Absentee/Proxy ballot, log into Election Buddy website per the included directions or, complete this form and mail, email, or drop off your complete form to Two Sunset Pointe Homeowners Association, Inc.

The deadline is March 7, 2023, at 5:00 PM.

Option 1 - Vote by Proxy, complete the top portion of this form only.

As a Member and/or Homeowner of the Two Sunset Pointe Homeowners' Association, Inc., I hereby appoint:

Chairperson of the Meeting

As my duly authorized proxy with full powers of substitution to represent the undersigned and cast as indicated below all votes that the undersigned is entitled to vote at the above stated Annual Meeting and at any adjournment(s), postponement(s), rescheduling (s), or other call(s) thereof, on any other business which may properly come before the meeting in such manner as he or she determine to be in the best interest of the Association; hereby revoking any proxy heretofore given by the undersigned.

Homeowner's Name (Please Print)

Signature of Homeowner

Homeowner's Property Address

Date

Option 2 - Vote by Absentee Ballot. Please complete this bottom portion only.

I vote to approve the minutes of the 2022 Annual Meeting.

I vote for quorum purposes only.

Please vote for two (2) candidates only by selecting the boxes below:

Allen Roholt

Lou Hash

Melissa Starr

Rachael Ewertz

Scott Miller

Homeowner's Name (Please Print)

Signature of Homeowner

Homeowner's Property Address

Date

DELIVERY INSTRUCTIONS FOR ABSENTEE/PROXY BALLOT:

The completed Absentee/Proxy Ballot must be delivered via Two Sunset Pointe Homeowners Association, Inc. 2300 Dawn Mist Drive, Little Elm, TX, 75068. Email to TSPfrontdesk@sbbmanagement.com.

The deadline is March 7, 2023, at 5:00 PM.



Allen Roholt

In my Professional career I assist companies implement and/or streamline business process in an effort to provide an excellent customer experience. This spans from the online user experience, to financial processes. My intention is to use the skills I have to improve the community we live in, while promoting transparency and accountability within the HOA itself, so that homeowners see real value being provided by the HOA.

My personal hobbies include Filipino martial arts, drawing, riding my bike (y'all may have seen me ride through the neighborhood with my dog attached to me), and providing dog training/sitting services within Sunset Pointe. I also enjoy reading/studying Texas Code and Federal Law.



Lou Hash

I have served for the past 2 years on the Two Sunset Pointe HOA Board of Directors and on the Building and Grounds, Design Guidelines and Rules & Regulations Committees prior to that. My family has called this awesome community our home for 6 years and I have been a Realtor with Keller Williams Frisco Stars for the past 5 years. As a Realtor and homeowner I understand the importance of the HOA Boards' responsibilities to maintain our amenities and common areas and to continually strive to improve our community's appeal with the rapid growth our area is experiencing. An HOA's primary objective is to maintain and hopefully increase the property values of our largest investment, our homes. I would like to continue to serve on the board utilizing my knowledge and experience to keep costs down while working towards implementing the improvements for our community that will keep us competitive with the nearby neighborhoods for the impending growth of the area we are expecting. I greatly appreciate the opportunity to serve this community and I hope I can count on your vote. Thank you!



Melissa Starr

I have lived in N. Texas since 2009 and have lived in several HOA communities. As a homeowner, I understand the value of a well-run HOA. We purchased our home in January 2022 and spent a month completely gutting and remodeling it.

Qualifications:

I am the Senior Vice President of Field Operations at Sentinel where I have worked since 1997. I have fiscal responsibility of over \$40 million in annual revenue and oversight of over 100 employees. I have experience in the following: budgeting, forecasting, project planning, vendor management, contract negotiation, conflict resolution and a focus on the customer (homeowner in this case) experience.

My desire to sit on the board of the HOA is derived from my belief that the only way to solve a problem is to become part of a solution. My experience with our management company, SBB, has not been superb and I am not alone.

We live in what is about to become coveted real estate with the unprecedented growth going on around us. The PGA headquarters, a world class golf course, new shopping destinations and now, an amusement park will be within a few miles. We need to stay on par with that development.

Hobbies:

In my free time, I operate Starrs & Staves, a women-owned LLC with locally (Aubrey) made products serving the whiskey enthusiast community. A portion of all our sales get donated to vetted non-profit organizations. I am a collector of whiskey and bourbon and enjoy hosting educational tasting events.

Our daughter will start kindergarten at Robertson Elementary in August 2023 and we have a 10-year dog that goes outside to bark exactly 2 times every evening around 7pm at a squirrel she cannot see.



Rachael Ewertz

As I look back on my career journey, I am filled with a sense of pride and accomplishment. From serving as a Physical Security Coordinator to embracing my role as a stay-at-home mom to taking on the challenge of an at home receptionist, I have had the privilege of experiencing a diverse range of professional pursuits.

My tenure as a Physical Security Coordinator was marked by a relentless focus on ensuring the safety and security of individuals and facilities. It was a role that demanded a high level of attention to detail, quick thinking, and the ability to handle complex security operations. I thrived in this dynamic and challenging environment, utilizing my expertise to help organizations minimize their security risks and keep their employees and assets protected.

As a Physical Security Coordinator, I have consistently demonstrated a commitment to cost-effectiveness in all aspects of my work. Through my years of experience, I have honed my skills in developing and implementing security measures that not only ensure the safety and security of individuals and facilities, but also minimize costs for organizations.

One of the key aspects of my role as a Physical Security Coordinator is to assess potential security risks and develop proactive measures to mitigate them. This requires a thorough understanding of security systems and technology, as well as a keen eye for cost-saving opportunities. I have a track record of successfully identifying cost-effective solutions that deliver the desired level of security without breaking the bank.

In addition, I am skilled in managing security operations and maintaining the security infrastructure in a cost-efficient manner. Whether it is through effective scheduling and coordination of security personnel, or by utilizing technology to streamline operations, I always strive to find ways to maximize resources while maintaining high standards of security.

Cost-efficiency has been a driving force throughout my career as a Physical Security Coordinator. I am proud of my ability to deliver top-notch security services while keeping costs low for organizations, and I look forward to continuing to make a positive impact in this field.

However, when I became a mom, I knew that I wanted to be there for my children in their formative years. Making the decision to become a stay-at-home mom was one of the most fulfilling choices I've made in my life. Watching my children grow and develop has truly been a joy, and I am grateful for the opportunity to be present in their lives every step of the way.

In conclusion, my journey has been a testament to the importance of embracing new challenges and opportunities. I have been able to grow and develop as both a professional and a person, and I am grateful for the experiences that have shaped me into who I am today. No matter what the future holds, I know that I am equipped with the skills, experience, and determination to tackle anything that comes my way.



Scott Miller

I have prior experience as an HOA BOD member in my past, dealing with budgets, working with contractors, vendors, city departments, homeowners, renters and fully understanding the rules and regulations between multiple agencies and groups all while trying to make the majority of residents, whether homeowners, renters or short term visitors, happy and working within budgets (and not raising HOA Dues every year).

A big part of the position is the paperwork received, which are usually concerns or objections to the guidelines and CCRs , doing research on all issues brought to the BOD and communicating with the homeowners and rendering decisions to maintain consistency of the community, help make home values rise and keep all areas clean, working properly and having a nice appearance.

Other pertinent experience includes:

I'm currently on the ARC committee and have attended by zoom a few of the BOD meetings.

Director on the BOD of a Non-Profit (501 c-3) for 7 years.

25+ Years Volunteering: Boy Scouts (I'm an Eagle Scout), Make-A-Wish, Habitat for Humanity, Church and Our Calling (Help the Dallas Homeless)

Experience running my own business TRINITY Holdings USA, LLC

Ownership and leadership in 5 other businesses.

Over 30 years of corporate experience in various positions up to VP level in the technology industry, dealing again with budgets, growth, strategy planning and execution and communications and motivation of people.

I feel I have a wide range of experience for the position. I'm already involved with Sunset Pointe as a committee member, I'm single, an empty nester (7 Grown Kids – 10 Grandkids) living in California, so I can devote the needed time. And as they say, "If you want to get something done, ask a busy person." We know how to manage our time and get things done.



2023 ANNUAL MEETING OF THE MEMBERS

MARCH 9, 2023

QUESTIONS FORM

You may submit your questions, comments, or concerns via this form by mail, email, or hand delivering to on-site HOA office located at 2300 Dawn Mist Drive, Little Elm, TX 75068, to be received by March 8, 2023, at 11:00 PM central time.

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

I WOULD LIKE TO BE ADDED TO THE WEEKLY EBLAST: ____ YES ____ NO

I WOULD LIKE TO RECEIVE HOA COMMUNICATION VIA EMAIL: ____ YES ____ NO

QUESTION: _____

PLEASE SIGN: _____

Please submit form via email or onsite HOA office by March 8, 2023, at 11:00 PM central time.

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