

Two Sunset Pointe HOA
Board of Directors Meeting Minutes

May 19, 2022

6:30 PM

- I. Board President Jason Miller called to order at 6:24 PM.
- II. Board President Jason Miller recessed to Executive Session at 6:24 PM.
- III. Board President Jason Miller reconvened Open Session at 7:00 PM.

Attendees: Jason Miller, Lou Hash, Lacey Cullison, and Chris Holderman.

Attending staff: Tim McConville.

Absent: Harris Oshiokpekhai

One (1) homeowner attended the meeting.

- IV. Executive Disclosure – Tim McConville reported that prior to the Open Session of this Meeting, the Board met in Executive Session to discuss delinquent accounts, legal issues, and confidential homeowner requests. Five variance requests were made. Four were approved (House Paint, Door Paint, Solar Panels and shed) roof color and one for shed. One denied (waterslide for party rental). Eight accounts were approved to move forward with the next stage of collections due to non-payment (four – Notice of Lien, four – Foreclosure).

A motion was made by Lou Hash, and seconded by Chris Holderman, to ratify the decisions made in Executive Session as stated above. The motion carried unanimously with one member absent.

- V. Minutes

After discussion, a motion was made by Lou Hash, and seconded by Lacey Cullison, to approve the April 21, 2022, Board of Directors Meeting Minutes as written. The motion carried unanimously with one member absent.

- VI. Manager's Report

The unaudited financial update as of March 31, 2022, was provided:

- Total Cash and Investments: \$4,758,575.77
- Which includes: \$3,234,999.51 operating accounts, and \$1,523,276.22, reserve accounts.
- Total Liabilities and Equity: \$4,995,572.83.

Tim provided the Board with an update:

- S.B. & B.R. pools inspected and passed by Town.
- S.B. & B.R. pools opened without issue.
- B.R. Pool Auto fill installation was completed Tuesday.
- D.M. Spray Park Toys were painted Saturday.
- Brick wall repairs for Phase I – Punch List Items completed.
- The towers & curved ornamental walls at 423 and at Walker were pressure washed as well as the S.B. & B.R. pools, hockey rink and Annamarie/Sunflower monuments.
- The 80W floodlights at all 4 pools are in the process of being replaced with 10W LEDs. Based on the current CoServ numbers I anticipate annual savings of about \$2,958.44

- Retaining wall repairs. Three areas needing inspection by engineer.
- Location 1 – along Woodlake south of Sunflower behind Watercress.
- Location 2 – along Sunflower between Woodlake & Dew Drop
- Location 3 – along the ramp to the Dawn Mist pool.
- Canal and weir erosion – still working on bid preparation for plan. Met with another company two weeks ago. Cardinal Strategies is scheduled for August unless an opening arises.
- The aeration control panel and compressor along the canal inside the chain link fence was replaced to allow the four diffusers in that area to work as intended.
- Wood Fence staining on Phase II – working to obtain estimates.
- Updated Video Cameras at each pool amenity center – met with 2 companies, working on a few more.
- Landscape light plan for monuments Phase 2 scheduled to start next week.
- Dawn Mist Splash Pad buckling – working to obtain corrective measures proposal to present to original contractor’s insurance company for payment.
- Pool plastering/pebble tech of the Leisure Lane and Dawn Mist pools’ schedule is in process.
- Summer Seasonal Color (Red Pinta, White Lantana, Blue Daze, Blue Spire Salvia, Blue Victoria Salvia) to be installed around May 27th. Plant selections will differ depending on type/size/location of flower beds.
- Irrigation repairs are ongoing.
- Sunlight/FM 423 Irrigation Meter to be installed in the next few days.
- Troop 45 is taking over the Holiday Flags from Troop 285.
- 72 ARC requests were approved since last meeting. 3 denied. 15 in process.
- 328 Violations were processed for miscellaneous items (Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

VII. Old Business

A. Pool Renovations Discussion.

After discussion, a motion was made by Chris Holderman, and seconded by Lou Hash, to approve management postponing the D.M. & L.L. pool renovations until after the end of the 2022 pool season to open the two pools on time with the stipulations that the pool monitor staff is available, pool inspections could be conducted and (aside from potential holding fees for materials purchased) no adverse expenses arise from the postponement. The motion carried unanimously with one member absent.

VIII. New Business

A. Cove Lessons at S.B. & B.H. Pool.

After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to approve the proposal as submitted. The motion carried unanimously with one member absent.

B. Paint color discussion.

After discussion, motion was made by Lou Hash, and seconded by Lacey Cullison, to approve the subdued earth tone colors gray, green, brown, muted blues or reds, or other similar colors that blend with other colors of the home, as prescribed in the Architectural Guidelines and to direct the ARC that the same colors are approvable. The motion carried unanimously with one member absent.

C. Video Camera Proposal.

After discussion, motion was made by Lou Hash, and seconded by Chris Holderman, to approve the proposal for pool/office video cameras from OnGuard Camera Systems with the follow conditions: installation costs would be prorated should the contract be cancelled for cause; and the Association would retain ownership of equipment in the event the vendor declared bankruptcy. The motion carried unanimously with one member absent.

D. Updated Sunlight/ 423 Drainage Proposal

After discussion, motion was made by Lou Hash, and seconded by Chris Holderman, to approve the proposal as submitted. The motion carried unanimously with one member absent.

E. Tax Exemption Engagement Letter Discussion

After discussion motion was made by Lou Hash, and seconded by Chris Holderman, to decline the proposal at this time and obtain direction from the Association's attorney as to potential detriments to approval. The motion carried unanimously with one member absent.

IX. Committees

A. Reports

- Social Committee – Cove Summer Kickoff was huge success. 222 in attendance.
- Building and Grounds Committee - Chris Holderman provided a report to the Board.

X. Communications – No Communications provided.

XI. Open Forum

XII. Adjournment – A motion was made by Chris Holderman, and seconded by Lou Hash, to adjourn the Board of Directors meeting at 7:52 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Lacey Cullison

Date