

**Two Sunset Pointe HOA**  
**Board of Directors Meeting Minutes**

June 16, 2022

6:30 PM

- I. Board President Jason Miller called to order at 6:42 PM.
- II. Board President Jason Miller recessed to Executive Session at 6:42 PM.
- III. Board President Jason Miller reconvened Open Session at 7:03 PM.

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

Attending staff: Tim McConville.

Absent: None

Twelve (12) homeowners 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.
  - One variance request was made and approved for shed footprint size.
  - A motion was made by Lou Hash, and seconded by Lacey Cullison, to modify the accessory structures approvable footprint size to be no larger than 64 square feet, unless a variance is given, replacing the prior 8' x 8' maximum size requirement. The motion carried unanimously.
  - Nine accounts were approved to move forward with the next stage of collections (Notice of Lien) due to non-payment.

A motion was made by Lou Hash, and seconded by Lacey Cullison, to ratify the decisions made in Executive Session as stated above. The motion carried unanimously.

- V. Minutes  
After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to approve the May 19, 2022, Board of Directors Meeting Minutes as written. The motion carried unanimously.

- VI. Manager's Report

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

- Total Cash and Investments: \$4,995,572.83.
- Which includes: \$3,181,176.33 operating accounts, and \$1,492,106.82, reserve accounts.
- Total Liabilities and Equity: \$4,859,655.69.

Tim provided the Board with an update:

- The 80W floodlights at all 4 pools are in the process of being replaced with 10W LEDs.
- Retaining wall repairs. Three areas needing inspection by engineer - Woodlake south of Sunflower behind Watercress; Sunflower between Woodlake & Dew Drop; 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 was rescheduled earlier to July 28th. If an opening arises earlier, will reschedule to expedite inspections.
- Canal diffusers are working as intended.
- Wood Fence staining on Phase II – working to obtain estimates.
- Updated Video Cameras to be scheduled once contract is signed.
- Landscape light plan for monuments Phase 2 started last week.

- Pool resurfacing for Leisure Lane and Dawn Mist pools to start after pool season ends.
- Summer Seasonal Color (Red Pinta, White Lantana, Blue Daze, Blue Spire Salvia, Blue Victoria Salvia) was installed last week.
- Irrigation repairs are ongoing.
- Sunlight/FM 423 Irrigation Meter was installed in the next few days.
- Troop 45 installed the Holiday Flags for Memorial Day and removed on time.
- Sunlight/FM 423 Drainage Corrections in the permitting stage.
- New pool monitoring companies are being researched. Four have been approached but do not have staff to accommodate our needs.
- 281 new users were added to the pool gate access system since the last meeting. In total 1,466 residences have pool keys.
- 97 ARC requests were approved since last meeting. 4 denied. 12 in process.
- 530 Violations were processed for miscellaneous items: Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

VII. Old Business

A. Video Camera Proposal Approval Confirmation.

After discussion, a motion was made by Lou Hash, and seconded by Lacey Cullison, to approve the proposal for pool/office video cameras from OnGuard Camera Systems as amended. The motion carried unanimously.

VIII. New Business

A. Pool Monitors/ Hours Discussion.

After discussion, a motion was made by Lacey Cullison, and seconded by Lou Hash, to approve the proposal from Signal 88 Security for pool monitoring as submitted. The motion carried unanimously.

After further discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to approve opening the pools at 8am without monitors until the regular shift begins for the day (10am for Barefoot, 9am when Signal 88 begins July 5<sup>th</sup>). The motion carried unanimously.

IX. Committees

A. Reports

- Social Committee – Dawn Mist Ice Cream Social huge success. About 500 attended!
- 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 Lou Hash, and seconded by Lacey Cullison, to adjourn the Board of Directors meeting at 7:27 PM. The motion carried unanimously.

Respectfully submitted,

\_\_\_\_\_  
Lacey Cullison

\_\_\_\_\_  
Date