

Two Sunset Pointe HOA
Board of Directors Meeting Minutes

July 21, 2022

6:30 PM

- I. Board President Jason Miller called to order at 6:21 PM in the conference room of the Rec at The Lakefront, 303 Main Steet, Little Elm, TX 75068 and simultaneously via Zoom.
- II. Board President Jason Miller recessed to Executive Session at 6:21 PM.
- III. Board President Jason Miller reconvened the Open Session at 7:02 PM.

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

Attending staff: Tim McConville.

Absent: Lacey Cullison

Zero (0) 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 solar panel roof locations.
 - A motion was made by Lou Hash, and seconded by Chris Holderman, to direct management to work with counsel to amend the current Solar Panel Policy verbiage to clarify the ability for the ARC to approve front facing solar panels with proper supporting materials as outlined in the most current statues. The motion carried unanimously. (4 in favor, 0 against, 1 absent)
 - One variance request was made and approved with stipulations for gutter color.
 - A motion was made by Lou Hash, and seconded by Chris Holderman, to approve a new Payment Solutions Initiative as presented by SBB to begin January 1, 2023. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

Information about the upcoming changes will be posted to the Association’s website and sent via the Association’s electronic newsletter once a new Collection Policy is presented to the Board, adopted, and recorded to align with any changes in timelines, etc. as needed.

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 Harris Oshiokpekhai, to approve the June 16, 2022, Board of Directors Meeting Minutes as written. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

VI. Manager’s Report

The unaudited financial update as of June 30, 2022, was provided:

- Total Cash and Investments: \$4,828,089.69.
- Which includes: \$2,951,634.62 operating accounts, and \$1,876,455.07, reserve accounts.
- Total Liabilities and Equity: \$4,813,531.47.

Tim provided the Board with an update:

- Engineering proposals are included for consideration in this month's agenda for the retaining wall repairs at: Woodlake south of Sunflower behind Watercress; Sunflower between Woodlake & Dew Drop; the ramp to the Dawn Mist pool.
- Canal and weir erosion – Management met with Cardinal Strategies this afternoon (July 21st). Plans will be presented in August for review.
- Canal diffusers are working as intended.
- Wood Fence staining on Phase II – Estimates included in packet.
- Video Camera project 95% complete.
- Landscape light plan for monuments Phase 2 in the permitting stage.
- Pool resurfacing for Leisure Lane and Dawn Mist pools to start after pool season ends.
- Irrigation repairs are ongoing.
- Troop 45 installed the Holiday Flags for Flag Day and 4th of July.
- Sunlight/FM 423 Drainage Corrections in the permitting stage.
- New pool monitoring company started last week. Going well.
- 164 new users were added to the pool gate access system since the last meeting. In total 1,630 residences have pool keys.
- 167 ARC requests were approved since last meeting. 6 denied. 8 in process.
- 614 Violations were processed for miscellaneous items: Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

VII. Old Business

- A. None.

VIII. New Business

- A. Perimeter Fence Stain Proposals.

After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to table the motion to allow management to collect additional proposals. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

- B. Retaining Wall Engineering Inspection Proposals

After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to approve the proposal from Paragon Structural Engineering for document review, site observations, analysis, remedial recommendations, consultation, and report generation as submitted. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

- C. Retaining Wall Repair Proposals

After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to not approve and have proposals amended and represented at a later date once Paragon's plans are approved. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

IX. Committees

- A. Reports

- Social Committee
 - 4th of July Parade was excellent. About 175 participants!
 - Kona Ice Social was a success. About 400 attended!
 - Dawn Mist Ice Cream Social scheduled for August 3rd from 2pm to 3pm.
- Building and Grounds Committee - Naga Praveen Kumar Vutukuri is the new Committee Chair.

- 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 7:45 PM. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

Respectfully submitted,

Lacey Cullison

Date