

Two Sunset Pointe HOA
Board of Directors Meeting Minutes

September 22, 2022

6:30 PM

- I. Board President Jason Miller called to order at 6:15 PM in the Little Elm Community Center, 107 Hardwicke Lane, Little Elm, TX 75068 and simultaneously via Teams.
- II. Board President Jason Miller recessed to Executive Session at 6:15 PM.
- III. Board President Jason Miller reconvened the Open Session at 7:01 PM.

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

Attending staff: Tim McConville.

Absent: None.

83 homeowners attended the meeting (36 in-person/ 47 via Teams).

- 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.
 - Three variance requests were made and approved for solar panel roof locations.
 - One variance request was made and approved a Lime Wash application.
 - One variance request was made and approved with stipulations for gutter color.
 - One variance request was made and denied for a greenhouse installation.
 - One variance request was made and denied for Trex fencing material.
 - One variance request was made and approved for a pergola installation.
 - Two variance requests were made and approved for shed installations.
 - A motion was made by Lou Hash, and seconded by Chris Holderman, to approve sending Notice of Lien Letters to six delinquent accounts. The motion carried unanimously. (5 in favor, 0 against)
 - A motion was made by Lou Hash, and seconded by Chris Holderman, to approve beginning Foreclosure proceeding for one delinquent account. The motion carried unanimously. (5 in favor, 0 against)

A motion was made by Lou Hash, and seconded by Harris Oshiokpekhai, 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 July 21, 2022, Board of Directors Meeting Minutes as written. The motion carried unanimously. (5 in favor, 0 against)

VI. Manager's Report

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

- Total Cash and Investments: \$4,730,133.48.
- Which includes: \$2,560,840.42 in operating accounts, & \$2,168,992.38, reserve accounts.
- Total Liabilities and Equity: \$4,813,531.47.

Tim provided the Board with an update:

- Engineer scheduled to begin September 29th for the retaining wall repair plans at: Woodlake south of Sunflower behind Watercress; Sunflower between Woodlake & Dew Drop; the ramp to the Dawn Mist pool.

- Canal and weir erosion –Cardinal Strategies finalizing plans.
- Video Camera project complete.
- Landscape light plan for monuments Phase 2 ongoing.
- 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 Labor Day.
- Sunlight/FM 423 Drainage Corrections in the permitting stage.
- Pool monitoring company scheduled to stop September 30th.
- 164 new users were added to the pool gate access system since the last meeting. In total 1,630 residences have pool keys.
- 229 ARC requests were approved since last meeting. 11 denied. 22 in process.
- 1,024 Violations were processed for miscellaneous items: Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

VII. Old Business

- A. None.

VIII. New Business

- A. Two Sunset Pointe - 1st Amendment to 1st Supplement Certificate of Recording.
After discussion, a motion was made by Lou Hash, and seconded by Harris Oshiokpekhai, to approve the revised Solar Panel & Roofing Materials Guidelines as outlined in the 1st Amendment to 1st Supplement Certificate of Recording as presented. The motion carried unanimously. (5 in favor, 0 against)
- B. 2023 Pool Maintenance & Cleaning 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. (5 in favor, 0 against)
- C. 2023 Annual Budget
After discussion, a motion was made by Lou Hash, and seconded by Chris Holderman, to approve the 2023 Annual Budget as amended with a 10% assessment increase. The motion carried. (4 in favor, 0 against, 1 abstention)

Prior to the Board’s discussion stated above; each homeowner present at the meeting was given the opportunity to provide feedback concerning this agenda item.

IX. Committees

- A. Reports
- Social Committee
 - Movie in the Park was a huge success. A little over 125 participants!
 - Building and Grounds Committee – no update. provided

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 8:33 PM. The motion carried unanimously. (5 in favor, 0 against)

Respectfully submitted,

Lacey Cullison

Date