

SUNSET POINT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES SEPTEMBER 27, 2018

The Board of Directors of the Sunset Point Homeowner's Association convened a board meeting starting at 9:00 A.M. on September 27, 2018. All directors were present either in person or by conference call. Also present was David Roberts, Manager of the Association. President David Russell chaired the meeting.

1. David Roberts gave a financial report for the period January 1, 2018 through August 31, 2018. David pointed out that the Association had a total of \$238,424.95 cash on hand as of August 31. Unusual items during that period included final payment on the new roof project for Phase I in the amount of \$63,690.56, and plumbing expenses totaling \$5,979.00 relative to replacing failed sump pumps and related items. A project currently under way is repairing and rebuilding the cement sidewalk near Unit 30 due to rotted out wood beams, failed concrete, etc. Mike Hart thought that the total costs may be between \$10,000 and \$12,000.
2. Gary Bjelland noted that the tree between Unit 27 and 25, which had been topped after it bent over last winter, should be removed and replaced. David Roberts stated that the landscaping people would be on the premises next week and they would see to the removal of the tree. It will be replaced with a new tree, either this fall or next spring.
3. Discussion then ensued regarding responsibility for repairs to the inside of a condominium unit. It was pointed out that Article VI of the CC&R's states that the Association is responsible for all exterior maintenance on each unit and that the homeowner is responsible for basically all interior maintenance. It was noted that on some occasions in the past the Association has paid for interior maintenance caused by failing or leaking roofs, but not in all instances. Presently, Joann McBride and Michael Sveinson in Unit 22 have asked the Association to pay for the cost of repairs to their interior caused by the leaking roof. It was thought that the cost may be \$300.00 or so. Also, Carolyn Alison has some interior damage. After discussion, it was agreed that due to the longevity of the problem and the fact that the damage was caused due to failure of external portions of a unit, a motion was made by Seanne Klingensmith followed by a second and unanimous vote, to approve paying not more than \$1,000 to make the aforementioned repairs. It was specifically noted that the Board reaffirmed that Article VI, Sections 1 and 3, continue to provide that exterior maintenance shall be the responsibility of the Association and interior maintenance shall be the responsibility of the unit owner. The payment this one time is an exception thereto for extenuating circumstances, and as such does not mean that all future interior expenses would be paid by the Association, to the contrary.

4. Guy Rogers mentioned that it made imminent sense to require all homeowners to have their own insurance policies to cover the inside of their units. It was noted that a number of homeowner associations require such of their unit owners, and it is only makes good sense.
5. Gary Bjelland previously agreed to work on re-writing or drafting amendments to the CC&R's, and will specifically address the interior/exterior repair issue and the insurance issue noted above, among other issues. As part of that work, he will be reviewing CC&R's from other associations to see how those items are handled by others in similar situations.
6. A question was raised about the condition of the docks. David Roberts indicated that when the water goes down the posts will be examined as well as the balance of the docks and he will report back at that time.

There being no further business to come before the meeting, it adjourned.

Respectfully submitted,


Gary W. Bjelland, Secretary