

SUNSET POINT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES JULY 6, 2020

The Board of Directors of the Sunset Point Homeowners' Association convened a board meeting starting at 9:00 A.M. on July 6, 2020. All directors were present in person except Gary Bjelland who participated by conference call. Also present in person was David Roberts, Manager of the Association. President David Russell chaired the meeting.

The first order of business was to report the results of the recently held election to the Board of Directors. Out of the 25 ballots cast, 17 votes were cast for Gary W. Bjelland, 23 votes were cast for Seanne Klingensmith and 9 votes were cast for write-in candidate Mary Supan. As such, Gary W. Bjelland and Seanne Klingensmith will serve another term on the Board of Directors.

Comments were received from several homeowners and those items are each being followed up by the Board. Gary W. Bjelland agreed to revise the minutes from the 2019 Homeowners' annual meeting to include additional items that were discussed at the annual meeting but not otherwise set forth in the minutes. Several of those items are mentioned below.

The bear-proof enclosure for the upper garbage cans was discussed. It was purposely designed and constructed to achieve its purpose, which all reported is working. A number of compliments were made regarding those, even though some felt otherwise. The enclosure will be painted, as will the enclosure regarding the extra roofing tiles adjacent to it. In light of the recent damage done to the lower level garbage enclosure, the Board will look into strengthening the enclosure to prevent destruction by bears.

It was agreed that minutes from each meeting should be promptly disseminated to the homeowners following the meeting, whether it be a director meeting or a homeowner's meeting. Discussion as to disseminating a newsletter or event letter periodically to keep members better informed was discussed. Seanne Klingensmith agreed to be involved with this project and to prepare such for dissemination on a periodic basis.

Officers for the ensuing year were nominated and unanimously elected. R. David Russell was re-elected President, Guy Rogers was re-elected Vice-President and Gary W. Bjelland was re-elected as Secretary.

The establishment of a website for Sunset Point was discussed. After discussion, it was approved to establish a website. David Roberts indicated that he had assisted several other homeowners' associations in establishing such, which the Flathead Beacon offers at a very reasonable price. On that website could be placed our bylaws, CC&R's, minutes, etc. A motion was made and unanimously approved to spend up to \$1,500, plus or minus, to establish such a website. Seanne Klingensmith agreed to work on the establishment of the website with David Roberts and the Flathead Beacon. David Roberts agreed to send us samples by email of the other homeowners association websites he has been involved with.

Discussion ensued regarding the clubhouse and having adequate health protections therein due to Covid-19. It was agreed that disinfectants, hand sanitizers, etc. need to be put in there. Signs will be posted to utilize such at all times. The signs will also indicate that if

homeowners do not follow these rules, the clubhouse will be closed for use by the homeowners. David Roberts agreed to prepare a sign for comment by the Board prior to its posting.

The financial statement was reviewed. To date there is nothing out of the ordinary on the financial statement. All homeowners are remaining current on their quarterly dues except for one homeowner, who is three quarters late at the moment.

David Roberts noted that some painting will be done this summer, but he does not yet have the schedule from the painters. Painting will include some dividers, garbage enclosures and touch up.

Pruning of trees and bushes is scheduled for next week.

Guy Rogers noted that there are some worms on trees by his unit, and those need to be addressed by spraying.

David Roberts reported that repairs of the pump on the dock need to be done and a work order has been placed with Luke to accomplish that.

Landscaping was discussed and what needed to be either repaired or redone. It was noted that there are a number of items and they are too large a project for our landscaper Erin. Judy Cain, along with others, had come up with a list of items that needed addressing. David Roberts noted that bushes and/or trees in a 5 gallon bucket could be removed and replaced for approximately \$60.00 each. The Board unanimously authorized a budget up to \$2,000 to conduct additional landscaping activities over and above that which Erin does on a regular basis. The starting point will be the list as compiled by Judy and others, and the items contained therein will be prioritized for action. It was noted that trees and/or bushes need to be planted in place of those that were removed between units 23 and 25, and units 25 and 27.

Discussion was had concerning the status of the amended and updated bylaws and CC&Rs. It was noted that drafts of each had been received from attorney Brant Beaudry of the Snyder Law Office in Bigfork but the preliminary comments by the Board were that they needed additional work as they were incomplete at this stage and not ready for dissemination to the homeowners. The Board agreed to review and discuss them further to be followed by providing feedback to the attorney.

Guy Rogers reported that there are no issues with the new roof that he is aware of. It was noted that the Sveinson/McBride unit has previously been fixed. Darr's roof issue has likewise been fixed. It was noted that there may be a soffit issue with respect to the Reese unit No. 5 which will be looked into.

Under new business, Judy Cain had asked if she could pay for and install a memorial bench for her late husband Alan on the waterfront sidewalk. After discussion, a motion was made and seconded to allow the bench subject to Judy finding an appropriate spot for the bench and it being properly/professionally installed and not interfering with sidewalk traffic. The motion was unanimously approved by the Board.

Work will commence in late July, 2020, to remove moss from the tile roofs. The gutters will also be cleaned at the same time.

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gary W. Bjelland". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Gary W. Bjelland, Secretary