

**SUNSET POINT HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES AUGUST 12, 2015**

The Board of Directors of the Sunset Point Homeowner's Association convened a board meeting starting at 4:00 P.M. on August 12, 2015. All directors were present, with Gary Bjelland participating by conference call. Also present was David Roberts, Manager of the Association. President David Russell chaired the meeting.

1. Michael Hart made a motion to approve the minutes of the last board meeting held on June 27, 2015. Mary Ellen Turmell seconded the motion, and the motion passed unanimously.
2. David Roberts gave a report with respect to ongoing projects.
  - a. It was reported that the project involving fixing a wall in the Mike Svienson and Joanne McBride unit, was completed, except that a little bit of painting remained to be done, which will be done shortly. This wall was between their unit and the unit owned by Bob and Gladyce Oakland.
  - b. Dave Russell reported that the leak in his garage roof was found and has been fixed.
  - c. Dave Roberts reported that the leak involving the roof of Guy Rogers' unit involving his chimney has not yet been fixed as the wasps were so terrible that the repairman could not make the needed repairs. It was decided to either get the bug man out there, or get some hand-held spray, to clear the problem, or wait until the weather was cooler and then undertake the repairs.
  - d. Dave Roberts reported that Levi looked into the leaks involving the Jack and Lois Williams unit. Two separate leaks were located, one involving a chimney issue and one involving a leak on the deck. Repairs of these will be undertaken this Fall.
  - e. Dave Roberts reported that the McCracken roof repairs had not yet been completed, once again due to the terrible situation with respect to the wasps. In summary, Dave Roberts reported that there were two to three chimneys yet to be repaired with respect to all of the units at the Association, in addition to Guy's chimney.
  - f. Dave Roberts reported that the dock finger by Bells has not yet been repaired and that is on the list of things to do.

- g. Dave Roberts reported that the dock repair guy (Dock Masters) still has yet to come and pound in the new posts, even though he has been called several times and it was thought he would have been here by now. Dave Roberts will continue to pursue completion of this project.
- h. Dave Roberts reported that the new ladder for replacement of the one ladder attached to a dock which was broken has now come in and he simply has to pick it up and will cause Levi to install it.
- i. The situation with the cob webs was discussed. The plan is to do something about it in the Fall, if a solution can be determined. The one obvious unit that has this problem is the Judy and Alan Cain unit. The problem is with what the spiders leave behind, making for the dark webs on the buildings. High pressure water we are told is not the solution as it may cause damage to the stucco. Guy reported that a high pressure blower has been utilized by him to dislodge spider webs. It was noted that a lift is necessary to reach the high spots, and that is why the bid secured earlier this summer was so high because renting a lift is expensive.
- j. Dave Roberts reported that the woodpecker holes, into which bees were getting, have now been plugged and thus that situation has been resolved.
- k. Guy Rogers reported that the source of the leak with respect to one of his small decks has been determined. That leak caused some dry rot on a beam. It has been determined that it will not be necessary to replace the entire beam but that the dry rot can be chiseled out and repairs made. There is no cost estimate yet but that work will take place shortly. Guy reported that Pat McGarragh does not have this issue.
- l. Dave Roberts reported that the study being undertaken to determine future needs of the Association with respect to its real property and improvements, and an appropriate amount of reserves to have, is underway, and that the gentleman conducting the study has been in touch with both Levi as well as Dave Roberts. Dave indicated he has eight more questions to respond to. Eight weeks was allowed for the study, and as we are about two weeks into the study, we should expect a report within six weeks.
- m. A brief discussion concerning the windows of Paddy MacDonald was had. Addressing those is on Levi's list. Dave Russell stated that based on his observation it may be a simple caulking job to fix it.

3. Dave Roberts handed out financial statements and they were briefly reviewed. There were no unusual items to report. Dave indicated that he will open another account at Whitefish Credit Union and transfer some of the monies into that account such that we are within the insurance limits at the credit union. He reported that the financial statements reflect that we are approximately \$22,000 to the positive right now.
  
4. The next order of business was discussing the landscaping committee and the activities that have taken place to date. The committee is composed of Judy Cain, Mary Ellen Turmell, and Lori Darr. A discussion of the scope of the committee was discussed. It was noted that per the minutes of the board meeting held on June 27, 2015, that "the committee is focused on landscaping recommendations." ... Mary Ellen Turmell indicated she will present a new charter for the committee at the next board meeting." To date certain actions have been taken without proper authorization from the board, whether due to miscommunication or a lack of communication or otherwise. After much discussion, it was agreed that the charge of the committee is to make recommendations, along with a proposed budget, to the Board of Directors, for action. The Board will then act upon it. The committee has no authority to authorize any action independent of this procedure, has no authority to hire any individual to perform any task, and has no authority to incur any expenditures on behalf of the committee or the Association as a whole. Any hiring of additional personnel to conduct any activities recommended by the landscaping committee will be had only through David Roberts, the manager of the Association. To date, certain expenditures have been made and requests for reimbursement or for payment of the same have been presented to David Roberts. While none of these were properly authorized, the directors agreed that those expenditures incurred to date for landscaping purposes will be reimbursed. Further inquiries are being made into the acquisition of screen doors for the club house before any action will be taken on any request to pay or reimburse for payment of that bill. The screen doors in particular had been tasked to Levi for replacement of the screens. Evidently two new screen doors were acquired. It was suggested by Mike Hart that inquiry should be made about return of the new screen doors.

Mary Ellen Turmell, as a member of the committee, agreed to relay the above to the members of the committee. It was specifically noted that Martha Grande has not been hired by the Association or David Roberts, and the Association and David Roberts will not pay any bills for any work she may have done which has not been authorized by the directors or David Roberts. The motion to approve the payment of the landscaping bills incurred and presented to date was made by Guy Rogers and seconded by Mike Hart, after which said motion was passed by the directors unanimously.

5. David Russell noted that Tor Gudmundson had requested reimbursement for the survey work he initiated to facilitate the timely closing of his loan with respect to the acquisition of his condominium unit. The survey work was to determine that his unit was not in the flood plain. After discussion, the directors declined to authorize reimbursement for said request.
6. The directors discussed the Judy Johnson tree and the dead area underneath it. This has been a problem tree for Judy Johnson for some time. The landscaping committee is tasked with discussing the situation with Judy Johnson and coming back to the directors with recommendations as to what to do. Mary Ellen Turmell agreed to cause this to happen.
7. The damage done during the course of snow removal last winter was discussed. The work done by the snow removal people, as eye witnessed by Guy Rogers, was awful rough. Guy indicated they went way too fast, and in a number of places peeled back blacktop. Indentations were also made in the blacktop due to their hurried, rough conducting of the job. Guy indicated that those who did the snow removal were "in a huge hurry", perhaps to get to another job. It was agreed to submit a claim to the snow removal company to get them to pay us for the damage they have done. Guy Rogers indicated that this type of damage should be covered by its insurance policy.
8. Dave Roberts indicated that he is advising the gentleman conducting the reserve study for us that our reserves are currently at approximately \$300,000.
9. Finally, it was determined that a pizza party will be held at the club house on Friday, August 28. Mary Ellen Turmell agreed to be in charge of acquiring the pizza on behalf of the Association.

There being no further business to come before the meeting, upon motion made by Mike Hart and seconded by Guy Rogers, and unanimously approved, the meeting was adjourned at 5:30 P.M.

Respectfully submitted,



Gary W. Bjelland, Secretary