

SUNSET POINT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES NOVEMBER 6, 2015

The Board of Directors of the Sunset Point Homeowner's Association convened a board meeting starting at 1:30 P.M. on November 6, 2015. 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. The minutes of the August 12, 2015 Board meeting were approved as written.
2. David Roberts gave a report with respect to ongoing projects.
 - a. David Roberts reported that the work in Unit 25 with regard to the installation of a humidistat and fan in the crawl space was finished.
 - b. David Roberts reported with respect to Unit 16 owned by the Dorrs, work with respect to the chimney, inside the unit, drywall, fireplace, roof and chimney rebuild were completed.
 - c. David Roberts reported that the efface repair and roof work on the Svenson Unit No. 23 was completed. \$1,510 remains to be paid on that bill. \$565.00 was paid earlier.
 - d. David Roberts reported that the work on Units 2, 3 and 4 with respect to roof repair and deck rebuild (over protrusion over living room area), were completed. \$2,652.00 of the cost remains to be paid.
 - e. Chimney rebuilds for Units 18 and 26 were completed at a cost of \$4,139.00, which has not yet been paid.
 - f. Gutter repairs on Unit 5 were completed, and the drainage was rerouted to get water away from the unit.
 - g. Bell's dock finger was rebuilt but not yet paid for.
 - h. David Roberts reported that he did not anticipate any other major structural repairs in the near term. Mike Hart reported that two horizontal boards on the outside of the main dock walkway, south side, needed replacing. One is missing and one needs repair.
 - i. With respect to snow plowing, and the damage that was caused by chains on the snow plows the previous year, it was determined that the snow removal equipment cannot use chains due to the damage they caused. In the spring of 2016 the damaged areas will be filled and sealed.

- j. David Roberts reported that shrub and bush trimming was done this fall and they did a good job.
3. Discussion ensued over the spider webs on the stucco on the buildings and how to address that in a responsible manner. With respect to comments about bats received, it was noted that bats are good and there isn't anything we can do about them. Likewise, any complaints about the squirrels there is nothing for us to do. We live in the forest and squirrels are and will be always present. With respect to lights, Nelson Electric is replacing lights with LED replacement bulbs. It costs \$99.00 per fixture (including bulbs). There will be about 30 of them to replace in the spring of 2016 at a cost of around \$99.00 per fixture that will be around \$3,000.00. Upon motion made by Mike Hart, and seconded by Mary Ellen, the motion unanimously passed to proceed with the bulb replacement. With respect to trees to be trimmed before the winter weather comes in, which is to be before November 16th, this will occur prior to the Christmas lights being put up.
4. David Roberts reviewed the financial statements. He noted that the FDIC insurance limit per institution is \$250,000. It was requested that David provide reconciled bank statements to the Board periodically for their review. Guy Rogers suggested that as interest rates go up and we have additional money to invest, that we should consider laddering our certificates of deposit.
5. The reserve study had been received from the company that was hired to conduct the same, namely, Association Reserves, Inc. The Board reviewed and discussed the same. It was the consensus of the Board that we should stay the course. The reserve balance is where it needs to be currently and continues to build as it has for the last several years. With the roof we will continue to monitor them and take a wait and see approach. In other words, we will stay the course and stay on top of the issues to preserve the value of the condominium units owned by the membership. It was agreed that in early January, 2016, a letter should be sent to the homeowners including a copy of the reserve study for each of the homeowners, and the Board's position with respect to the recommendations made therein. President David Russell agreed to draft such a letter for dissemination and mailing or emailing to all homeowners.
6. The Board discussed quarterly dues which are currently \$1,025.00 per unit per quarter. Mary Ellen made a motion that the dues remain the same. Guy Rogers seconded the motion, and upon being put to vote, passed unanimously.
7. The landscape committee was discussed. As far as landscaping, it was the budget proposal has \$2,500 in it for plant replacements. As stated in the

- minutes of the prior meeting, the committee is advisory to the Board. David Roberts shall continue to hire the laborers to do the work, and the Board reconfirmed such authority. The plant committee is advisory to the Board. David Roberts noted that there is \$2,000 in the budget for irrigation repairs for the ensuing year.
8. Tor Gudmunson asked that we reconsider his request for the \$1,250 he had paid for the study required by his lender to determine that his unit was not in the flood plain. He advised that he was not able to close on his loan without the study. The homeowner's association subsequently paid \$3,500 for a study which determined that none of the condominium units were in the flood zone. The Board declined to act on Tor's request for reimbursement, and therefore declined to approve his request.
 9. The budget for the 2016 year was presented by David Roberts, and thoroughly discussed by the Board. Mike Hart made a motion to approve the budget. Mary Ellen seconded the motion. The motion passed unanimously.
 10. The Board discussed the dog attack incident and the letter sent to the homeowner and the response thereto. The homeowner was Underhill. It was agreed that in the report by the President to the homeowners to be sent in January, 2016, that the dog attack incident will be reported and the action taken by the Board will be recited therein. All homeowners will be reminded of the provisions in Section 8 of the Rules and Regulations.
 11. It was noted that Robert Oakland does not have a cover on his shore station. Gary Bjelland agreed to talk to Mr. Oakland and cause him to comply with the Rules and Regulations for requiring such.
 12. Under new business, it was noted that the Jim and Mary Keegan Unit had been listed for sale with ReMax Realtors.

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

Respectfully submitted,

Gary W. Bjelland, Secretary