

**SUNSET POINT HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES NOVEMBER 4, 2016**

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. David Roberts gave a financial report and the Directors reviewed the financial statements.
  - a. David noted that the Association has \$397,319.55 in its two bank accounts. Under FDIC rules, insurance is provided up to a \$250,000 limit on each account. David noted that First Interstate Bank has acquired Flathead Bank, so First Interstate Bank is now one of the institutions we have an account at. The other is the Whitefish Credit Union.
  - b. David noted that the signature cards need to be updated. This will be done next summer when the Directors are back. Currently signators on the checking account include David Roberts, Mary Ellen Tramell, Tom Ellison and Diane Compton.
  - c. Mike Hart moved that the financial report be accepted as presented. Mary Ellen seconded the motion and it carried unanimously.
2. Budget.
  - a. David presented the budget for the 2017 year. It was noted that \$36,000 was added to the reserve in the prior year, and the budget for 2017 projects a \$25,800 increase to the reserve.
  - b. It was noted that \$4,000 was authorized to hire an architect to come up with a plan with respect to roof replacement, recommendations as to timing and the type of roof to utilize, etc. That study is expected to take place in 2017.
  - c. David Roberts reported with respect to the tree trimming and thinning out that was done and what is expected to be done in 2017. It was noted that a large tree needs to be removed nearby Guy Rogers' unit.
  - d. Following extensive discussion, Mike Hart made a motion to approve the 2017 budget. Guy Rogers seconded the motion, and it passed unanimously.

3. David Roberts gave a report with respect to projects.
  - a. David noted that a major rebuild was done with respect to Dorr's chimney, as well as the Russell chimney and one other.
  - b. Repairs were accomplished with respect to the McGarraugh and Guy Rogers units as well as Unit No. 3, McCracken's.
  - c. The only issue is really with the Dorr unit. There has been a water intrusion spot, and Levi has been working installing new sheathing, flashing, and other items, and Levi feels good about it and believes we have resolved the problem. That project was expected to be done November 4<sup>th</sup>. It did involve extensive work.
  - d. David noted that we are out of edge tile.
  - e. Before the end of the year, with respect to the movement in the dock between the shore and the outer dock, on the main dock, David said some deck boards would be removed to make sure that all underlying boards and braces are connected properly. It was noted that one board (strap) was missing, and that would be repaired this fall. David noted that there will be another cleanup, but as October was so wet, that was delayed. That will be for both the landscaping, with respect to the weeds, as well as the logs in the harbor.
  - f. David noted that the snowplowing for the 2016/2017 winter has been lined up.
4. A proposal was made to potentially place a fire pit on the beach. After discussion, primarily because of liability concerns, the Board declined to make a motion to approve the same. As such, it will not happen.
5. Under new business, it was noted that water does not drain properly between Units 5, 6 and 7. It is believed to be a minor issue, but it will be looked at to get it resolved forthwith.
6. Discussion ensued on enhancing communication between the Board and the individual homeowners. Individual homeowners input is certainly welcome. It was suggested that perhaps another homeowners' meeting should be held prior to the annual meeting. No action was taken in this regard.
7. The Board declined to authorize the creation of a facebook page.

8. It was discussed to perhaps create a website. Thereon could be listed the homeowners, the board of directors names and contacts, and the manager's name and contacts. No action was taken on this item.
9. The creation of a newsletter was discussed. It was noted that the newsletter sent out by President Russell in January or February of 2016 was well received. President Russell agreed to provide a similar letter this coming January or February.
10. It was noted that Ann and Melissa's unit had been sold, and that they will be moving to Lakeside.

There being no further business to come before the meeting, Mike Hart made a motion to adjourn. Guy Rogers seconded the motion, and it passed unanimously.

Respectfully submitted,



Gary W. Bjelland, Secretary