

**SUNSET POINT HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES NOVEMBER 15, 2018**

The Board of Directors of the Sunset Point Homeowner's Association convened a board meeting starting at 11:00 A.M. on November 15, 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 October 31, 2018. David noted that the Association had a total of \$220,074.90 cash on hand as of October 31. David noted that the repair and rebuilding of the cement sidewalk near Unit 30 was nearly complete. Painting thereof will have to wait until next spring. The plumbing expense involved several sump pump issues, as well as repairing the club house leak. David noted that several roof repairs were completed on the Allison unit, McBride unit, the Dave Russell garage and one other unit. The final payment on the Phase I roofing project was made earlier this year.

In briefly looking at the receivables, it was noted that the Paul and Victoria Thomas receivable of \$1,029.50, represented the cost to fix a pole and related property that was destroyed by a tenant of the Thomas'. Thomas' never reimbursed the Association for this cost and stated they would not pay it. As they are obligated to do so and have refused, upon motion made by Seanne Klingensmith and seconded, it was unanimously approved to place a lien on said unit for the cost of the pole replacement and repairs paid for by the Association.

2. Christmas decorations were discussed. It had been suggested that several trees have lights strung on them in addition to the normal placing of colored strings of lights on the two docks. After discussion, a motion was made by Mike Hart to light the docks only and not any trees. Gary Bjelland seconded the motion, and it passed unanimously.
3. The budget for the 2019 year was discussed. David Roberts went through the items set forth therein and pointed out that the budget provides for reserves to increase by \$30,000. After review of all the items, it was determined that the proposed budget was in order, and as such, Mike Hart made a motion to approve the budget as presented. Guy Rogers seconded the motion and it passed unanimously. It is noted that the dues of \$1,100 per unit per quarter would continue the same in 2019 as was the case for 2018.
4. A motion was made by Seanne Klingensmith and seconded by Mike Hart to approve the February 27, 2018 director minutes as written.

5. David Roberts reported that the Association property is ready for winter and that the club house has been winterized.

There being no further business to come before the meeting, upon motion by Seanne Klingensmith and seconded by Gary Bjelland, the meeting adjourned.

Respectfully submitted,

  
Gary W. Bjelland, Secretary