

**SUNSET POINT HOMEOWNERS ASSOCIATION  
ANNUAL GENERAL MEETING HELD JUNE 29, 2019**

The Sunset Point Homeowners Association convened its Annual General Meeting at 10:00 a.m. on June 29, 2019. Unit owners signed in prior to the meeting. R. David Russell, President, called the meeting to order. A quorum of homeowners was determined to be present. Homeowners were given a copy of the previous year's meeting minutes and 2018 financial statements for review.

Introduction of H.O.A. members and board members

All homeowners present at the meeting introduced themselves and indicated which unit they own. The board members introduced themselves. The board members in attendance at the meeting were R. David Russell, Seanne Klingensmith, Guy Rogers, Mike Hart and Gary W. Bjelland.

Review and approval of 2018 Annual General Meeting Minutes

The first item on the agenda was to approve the minutes of the July 5, 2018 meeting. Upon motion made, seconded and unanimously passed, the minutes were approved as written.

Financial Report for 2018 and approval

The second agenda item was the 2018 Financial Statement. David Roberts presented a brief overview and answered questions regarding the same. Key numbers indicated cash in the bank as of December 31, 2018 of \$237,630.76, a decrease of \$53,679.65 from the same date the previous year. Net income for 2018 was a negative \$53,580.74. The decrease in cash and the negative net income were due to the payment of the final installment for the new roof installed on Building No. 1. Accounts Receivable as of December 31, 2018 was \$13,442.28.

Old Business

None.

New Business

David Roberts reported regarding the big storm on the lake which occurred on June 19 and the damage which was done to the dock area and the large accumulation of logs in the clubhouse area. A contractor was hired to remove the logs. A temporary fix was placed on the docks such that it will be useable for the summer, and further analysis of the large dock will be made as to the extent repairs and/or replacements need to be made to ensure its longevity. Hodges Dock Company may be the one to do the analysis.

David Roberts gave a report on ongoing projects, including the status of any needed roof repairs, landscaping, etc. He noted that an enclosure for the spare roof material will be constructed next to the upper garbage receptacles.

It was noted that the flowers looked really good again this year.

Discussion ensued regarding the status of the review and updating of the Bylaws and the Covenants, Conditions and Restrictions for Sunset Point. Gary Bjelland reported that he had not been able to complete a substantive review or update of the documents due to his work load but that he would attempt to complete drafts and get them out to the board and thereafter the homeowners by this Fall. It was stated that the delay was negatively affecting the ability of the Board to deal with some rental issues.

It was noted that one shore station cover was not yet up. Gary Bjelland advised that the homeowner had told him where the cover was located and that upon our finding an individual to put it up, he should promptly do so and the homeowner will pay for it.

There was discussion of the work of Manager David Roberts, the lack of a job description, the pay for the Manager (which has remained unchanged for a number of years), and some communication concerns. The Board members stated that they would take the input under advisement.

Director to be voted on for the term of 2019-2022

R. David Russell noted that one Director position is up for election for a three year term. The seat is currently held by Guy Rogers. Guy Rogers indicated he would be willing to be renominated and serve for another three year term. Upon motion made, seconded and a vote being taken, Guy Rogers was re-elected for another three-year term.

There being no further business to come before the Annual Meeting, upon motion made, seconded and unanimously passed, the meeting was adjourned.

Dated June 29, 2019.  
Respectfully submitted,

Sunset Point Homeowners-Board of Directors by:

  
\_\_\_\_\_  
Gary W. Bjelland, Secretary