

SUNSET POINT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES MAY 7, 2021

The Board of Directors of the Sunset Point Homeowners' Association convened a board meeting starting at 10:00 A.M. on May 7, 2021. The meeting was conducted by Zoom. President Russell chaired the meeting.

1. After discussion, the annual homeowner's meeting was set for July 10 at the Clubhouse.
2. Repair/replacement of decks was discussed and where the financial responsibility therefore lie. David Roberts agreed that he would have Steve conduct an inspection of the deck at issue. Gary Bjelland agreed to review the bylaws and CC&R's regarding the same and report back.
3. With respect to updating/replacing our bylaws and CC&R's, Guy Rogers and Gary Bjelland agreed to meet this summer when both are at the lake to go over the same and those of other associations and come up with a draft of each for presentation to the homeowners.
4. David Roberts indicated that he, Seanne and Judy Cain were doing a walk-around of the grounds on May 11. Among other things, they will be looking at the tree/shrub area between the Clubhouse up the cliff as far as clean up. An outside bid of \$1,700 has been received from a Sean Nelson. A motion was passed to approve the clean up, subject to the walk-around on May 11 and subject to the contractor having appropriate Workers Compensation/insurance in place.
5. Ladders on the docks was discussed. It was agreed that those in place currently all appear to be in order but they will be looked at further on the walk-around and a recommendation will be made if anything additional or different should be put in place.
6. David Roberts noted that the garbage area and the enclosure had been completed. He noted there was a motion detector such that when the door is opened and a person enters a light in the enclosure comes on. David indicated we will monitor the situation to see if because of the enclosure an odor problem develops.
7. Landscaping was discussed and as part of the walk-around on May 11 it will be determined if any touch up or further or specific items need to be addressed in this regard.
8. Discussion was had regarding the fence between the Sunset Point property and the Nelson property. It was agreed to leave the fence in place over the sidewalk.
9. It was noted that two Director positions are up for election at the annual meeting. They are those of Mike Hart and R. David Russell. Both agreed that they would be willing to serve again.

10. David Roberts reviewed the financial statements and nothing unusual was noted. It was noted that there is currently a balance of \$324,044.89 in the bank.
11. It was noted that no roof leaks have been reported recently.
12. Guy Rogers offered to review the insurance coverages with David Roberts and our Farmers Insurance agent, Shane, to determine whether there is adequate coverage or not. This is precipitated by the substantial rise in values of all of the homeowner's properties at Sunset Point due to market conditions in the Flathead Valley and Western Montana. One item noted was that the Association is responsible for the units from the studs out, as far as repair and replacement, and that the homeowner is responsible for his or her unit from the studs in. Every homeowner is urged to check their insurance coverage to make sure it is adequate in light of the increased value of the units. One of the requirements that will be present in the bylaws/CC&R's revision or replacement is a requirement that each homeowner is required to carry insurance on his or her unit.

There being no further business to come before the meeting, it adjourned.

Respectfully submitted,



Gary W. Bjelland, Secretary