

SUNSET POINT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES JULY 6, 2021

The Board of Directors of the Sunset Point Homeowners' Association convened a board meeting starting at 10:30 A.M. on July 6, 2021. All directors were present (Gary Bjelland by telephone) as was David Roberts, Manager of the Association. President David Russell chaired the meeting.

1. David Russell noted that Gary Bjelland had received an email which a client of his, who also is a homeowner, had received from Judy Johnson. Judy Johnson evidently sent the email to the homeowners, excluding members of the Board, noting Judy's support for Mary Supan to become a board member. The ballot for the election at the annual meeting on July 10th will include incumbent David Russell and Mike Hart, who indicated that they're willing to serve another term, as well as Mary Supan. There also will be a space for write-in candidates.
2. The recent email from homeowner George Lomas offering suggestions to the board was reviewed. Topics in the letter included term limits for board members, for which there are none, budgeting, reserves, unit factoring, which involves assessments based on the size of a condominium unit as opposed to each unit paying the same assessment, and investment of cash reserves by the association. Some of these items may be discussed at the annual meeting and be considered while new bylaws are being drafted.
3. David Roberts reported that he understood that there may be a push to get the state legislature to repeal Senate Bill 300 which was passed two years ago which law restricts the ability of associations to adopt rules or restrictions that arguably are more onerous on a homeowner in a homeowners' association than when the homeowner acquired his unit. Attorney Randy Snyder of Big Fork, who represents a number of condominium associations, is involved in the effort.
4. A discussion regarding the repair of the deck of homeowner Jan Hammet, was had. An engineer or some other professional will need to pull up the flooring and see if there are failures in the deck itself. David Russell, as he is an engineer, agreed to serve as the representative of the board to inspect the flooring once it is pulled up by some other professional. The board agreed that the association would pay for this inspection. It was noted that routine painting of decks is done at the homeowners' association cost the same as when building trim is being painted, et cetera. If a homeowner wishes simply to replace their flooring with different flooring, that cost is on the homeowner. It was noted that when the Bylaws and Covenants, Conditions and Restrictions are updated, responsibility for maintenance, repairs, replacement, etc. with respect to decks and related items will be specifically addressed so there is no confusion as to where the financial responsibility lies. It was also noted that doors and windows are the responsibility of the homeowner and not the association. Jan Hammet joined the meeting briefly after the above discussion had taken place and confirmed the same with respect to her deck.
5. Guy Rogers agreed to review the insurance coverage the Association has with our agent and hopefully be able to report to the homeowners at the annual meeting.

6. A discussion regarding the reserves of the association was had. It was stated that we may want to build up our reserves more quickly than they are currently growing. It was suggested that perhaps a special assessment simply to increase the size of the reserves should be made.
7. David Roberts stated that he had invited Erin, our landscaper and grounds maintenance person, to come to our annual meeting. She will discuss the status of the landscaping, the irrigation system and the challenges we are facing. She will arrive at 10:30 A.M. It was also mentioned how we should form a landscape committee with one member of the board serving on that committee. Seanne Klingensmith agreed to serve on the committee. Judy Cain has indicated a willingness to serve on the committee. The committee would have authority to make recommendations, but no authority to spend money. The recommendations would go to the board which then would vote upon spending money to accomplish certain actions.
8. A discussion was had concerning the fact there are no names on the various boat slips now, rather, there are simply numbers. That of course was agreed to a while back. It was noted that we should probably go back to having names on the boat slips as there has been confusion as to which slips belong to whom.
9. Seanne noted that the homeowners' directory of names and contact information has a few errors in it and it needs to be updated. Seanne agreed to be the contact person for that and anybody who has new or corrected information should get it to her and Seanne in turn will get it to Dawn at Western Mountains to update.
10. Mike Hart noted how individuals occupying a house located adjacent to the bridge are renting out boats and jet-skis, et cetera, which is not allowed and is an illegal business activity in this residentially zoned area. This in itself is causing increased activity at the mouth of the harbor. This is not an Association issue, but individuals may wish to write a letter or sign a petition to see that this non-allowed activity ceases.
11. A brief discussion of guest slips was had. How long can a person use a guest slip? All summer? This will need to be clarified in our covenants, conditions and restrictions.

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

Respectfully submitted,


Gary W. Bjelland, Secretary