

**SUNSET POINT HOMEOWNERS' ASSOCIATION**  
**MINUTES OF BOARD MEETING HELD OCTOBER 17, 2022**

The Board of Directors of the Sunset Point Homeowners' Association convened a board meeting starting at 9:00 A.M. on October 17, 2022. All Directors were present by Zoom or conference call.

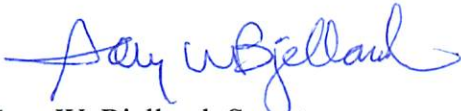
1. David Roberts reviewed the financial statements as of September 30, 2022. Unusual items included the expenditure of over \$17,000 to repair the small dock and \$9,000 to remove and rebuild two dock fingers, those by Judy Cain's and Mike Hart's boat slips. It was agreed that a portion of our cash on hand should be invested in three or six month CD's, preferable approximately one-half of the cash on hand, to get a better interest rate than is gained on our regular accounts.
2. The July 9<sup>th</sup> hail storm was discussed. A representative of a roofing company and a Farmers Insurance Company adjuster reviewed the new metal roofs covering Units 1-5 and did not note any damage, however, they indicated an engineer would need to review the same to make sure there wasn't any damage. As such, David Roberts advised that an engineer will be coming out to review all of the roofs to make sure there wasn't any damage, and if there was, it would be followed up through the claim process. David Roberts did file a claim with the insurance company in case the inspection reveals that there is some damage.
3. It was noted that repairs will need to be made to the large dock. The horizontal beams on the outside of the west side of the dock need replacing. This work will be done when the water is down.
4. David Roberts reported on the club house and the pergola. David noted that some deck board need to be replaced and that approximately 20% of the pergola boards had rotted. It was recommended to put plastic cups on top of the boards to prevent rotting in the future. David Roberts reported that Steve was working on pricing this out right now. We are also considering placing Trex on the deck at the clubhouse.
5. David Roberts reported that the water system has been turned off for the winter.
6. Upon motion made, by Gary Bjelland and seconded by Mike Hart, the financial statements were unanimously approved as presented.
7. The items submitted for consideration by Judy Cain on October 2, namely the cobwebs on the Phase V building, the sidewalk between Mike Hart's and Judy Cain's units, the landscape island between the Onstadt and the Russell units, the naming of a beautification/landscaping committee and throwable devices were discussed. This late in the season we are not going to do anything to remove the cobwebs. Any time it is done it is an expensive proposition because you have to rent a piece of equipment with a hydraulic lift. David Roberts talked to the painters to see if they could do it and the answer was they could not with their equipment. With respect to the sidewalk, another inspection is going to be done. Several fixes have been tried without success. We will continue to try to find a solution. The purchase of throwable devices was approved. David Roberts agreed to follow up on the names on

the docks and get that completed. David Roberts agreed that the gardener would look at the landscape issue and report back with any recommendations. JoAnn McBride agreed to serve on the landscaping committee, and she was going to ask Carolyn Allison to assist her. Judy Cain indicated she does not want to be on the committee.

8. Guy Rodgers requested that the old Covenants, Conditions and Restrictions be taken off the website as research indicated they had never been properly approved.
9. David Roberts noted that the Dorn and Oakland shore station covers had not yet been removed.
10. It was agreed that the next meeting would be held in November at which time the budget would be adopted.

Upon motion made by Gary Bjelland and seconded by Mike Hart, the meeting was adjourned.

Respectfully submitted,



Gary W. Bjelland, Secretary