

**SUNSET POINT HOMEOWNERS' ASSOCIATION**  
**MINUTES OF BOARD MEETING HELD BY ZOOM**  
**MAY 22, 2023 AT 2:00 P.M.**

All Directors along with David Roberts were present by Zoom (Guy Rogers by telephone). The meeting was called to order by President David Russell.

1. The amendments to the Covenants, Conditions and Restrictions, as well as the Bylaws and Rules and Regulations were discussed. Guy Rogers and Gary Bjelland offered to put together a short explanatory note with respect to the proposed changes which then will be submitted to the membership for action to be taken at the Annual Meeting.
2. The Annual Meeting was set for July 15.
3. A discussion ensued regarding the roofs. A report had been received and a brief summary was that the roofs (other than Phase 1) in due course need to be replaced. After much discussion it was decided to proceed with doing flashing repairs around chimneys and other such protrusions on the roofs, which is where most of our water leakage has originated. David Roberts is to get in touch with a potential contractor to review the situation and come up with recommendations as well as cost estimates. Mike Hart also brought up potentially water-proofing the roofs. Then ultimately, we want to develop a plan where every so many years a roof is replaced and what the costs of that roof would be such that we can plan our dues structure accordingly.
4. David Roberts indicated that the new dock signs will be placed up either on May 23<sup>rd</sup> or 24<sup>th</sup>.
5. David Roberts reported that the deck at the Clubhouse needs replacing as it is rotting, as does the pergola. When the pergola is replaced we will look into placing metal caps on the boards such that they do not rot from all the moisture they encounter.
6. David Roberts reported that the one big horizontal beam on the outside of the main dock needs to be replaced and he is trying to locate a dock contractor who can do the same. In due course other repairs to the dock may need to be made but this is the one project we want to get done this year.
7. Landscaping was discussed. Joanne McBride reported that she and Judy Cain and Judy Johnson are doing a walk-about next week and will come back with recommendations to the Board. Upon inquiry Joanne was advised that the budget for the flowers and landscaping is the same as it was last year. David Roberts reported that there has been some thought to either replacing or removing some of the edging on the lawns. David Roberts reported that the road system is in need of repair. A contractor will be there within the next 2 weeks to cut and patch some of the bad sections on the road. This is primarily on the upper road and this would take place up just beyond the turnoff to the upper units off the road. When new paving is put down, which is under consideration, David Roberts pointed out that the contractor needs to be very cognizant of the grading of the pavement such that there is water not leaking directly or indirectly into units or garages.

David Roberts indicated the speed bump will be installed either on May 23 or May 24.

8. It was noted that the Board positions of Joanne McBride and Gary Bjelland expire at the Annual Meeting. In accordance with the method adopted at the last Annual Meeting, a nominating committee consisting of one Board member and two non-Board members will be appointed to come up with names of homeowners who are willing to have their names placed in nomination. In addition, individuals can be nominated at the Annual Meeting.

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

Respectfully submitted,



Gary W. Bjelland, Secretary