

**SUNSET POINT HOMEOWNERS ASSOCIATION  
ANNUAL GENERAL MEETING HELD JULY 15, 2023**

The Sunset Point Homeowners Association convened its Annual General Meeting at 10:00 a.m. on July 15, 2023. Unit owners signed in prior to the meeting. President R. David Russell welcomed everyone to the meeting. President Russell declared a quorum to be present.

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, Guy Rogers, Mike Hart, Gary W. Bjelland and Joanne McBride.

Review and approval of 2022 Annual General Meeting Minutes

It was noted that the 2022 Minutes incorrectly reflected that Flathead County was seeking to adopt rules with respect to proximity of fertilizer and insecticide being applied next to a lake as opposed to correctly stating that such a rule has already been adopted. With that change, upon motion made and seconded, the Minutes as amended were unanimously approved.

Financial Report for 2022 and approval

The second agenda item was a review of the 2022 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, 2022 of \$319,622.00. David Roberts noted that the biggest item of extraordinary repairs were dock repairs totally approximately \$26,150.00. Upon motion made and seconded, the Financial Report was unanimously approved.

## Old Business

Jonne McBride noted that guest parking is not for the owners, but for guests. Owners should keep their vehicles either in the garage or in front of their garage only.

Roofs were discussed. It was noted how the new roof on Phase 1 cost almost \$300,000. Guy Rogers reported that the roof is working fine and it does not leak moisture. Gabe Broughton and Mary Supan noted that some tiles have fallen off their roofs.

With respect to replacement of roofs, it was noted that if a special assessment was to be made, it requires a two-thirds vote of the membership. Further review of a roof prior to replacement should be made by an engineer.

Additional discussion ensued regarding the landscaping and the irrigation system and the status of each and how additional work needs to be addressed, especially with respect to the landscaping. A walk-around had recently been conducted and a list of bullet point items needing addressing had been prepared and was under consideration by the Board.

Judy Cain asked the question as to whether or not Sunset Point had an easement across the Nelson property adjacent to Sunset Point. In other words, with an easement who ultimately is responsible for maintenance of the road, as there are a number of deficiencies in the road. It was noted that a new water line is going in under the road, thus with respect to correcting the deficiencies in the road, nothing would take place while that is occurring. Mike Hart noted that he has a copy of what is referred to as the Fanjul easement.

A question was asked of David Roberts as to how often he checks the Sunset Point property and he responded that he checks the property on a weekly basis.

With respect to potential large expenditures whether for roofs, landscaping or irrigation systems, among others, paying for such was discussed briefly, including consideration of

options with respect to borrowing from banks. This will be an ongoing item for consideration by the Board moving forward.

Discussion concerning the Spectrum line hung over and through a tree next to Judy Cain's unit was discussed. Judy ultimately ended up contacting Spectrum and the matter has been resolved.

Guy Rogers and Gary Bjelland then discussed the proposed amendments to the Covenants, Conditions and Restrictions, Bylaws and the Rules and Regulations. A question was asked about where the responsibilities for the condominiums rested, whether the homeowner or the association. Guy Rogers noted that from the "studs in" it is the responsibility of the homeowner, and from the "studs out", that is the responsibility of the association.

It was pointed out that no rentals of less than 30 days are allowed pursuant to our governing documents.

With respect to the proposed amendment regarding when notice is given regarding a violation of a rule, regulation, or covenant, that the rule should be that notices are considered given 72 hours after mailing as opposed to 24 hours after mailing, which is the language in the documents at current. With this amendment, the amendments to the several governing documents were unanimously approved by the homeowners. Gary Bjelland and Guy Rogers agreed to see to the proper recording of the amendments with the Flathead County Clerk and Recorder.

President Russell noted that there are two Director positions up for election. Those positions are currently held by Joanne McBride and Gary Bjelland. Both Joanne McBride and Gary Bjelland indicated they were willing to have their names placed in nomination. Upon a

call for any further nominations, Judy Johnson was nominated to be a Director. Each candidate gave a brief resume of themselves.

Upon being put to a vote, Joanne McBride and Judy Johnson were elected as Directors for 3-year terms. President Russell thanked Gary Bjelland for his many years of service as a Director.

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

Dated July 15, 2023.

Respectfully submitted,

Sunset Point Homeowners-Board of Directors by:

  
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Gary W. Bjelland, Secretary