

Sunset Point
Board of Directors Meeting
November 17, 2023
Zoom Meeting

Members Present: D. Russell, Guy Rogers, Mike Hart, Judy Johnson
Manager: D. Roberts

The meeting was called to order by President Russell at 11:03 am.

A letter of resignation from Joanne McBride was received November 2, 2023. The board regretfully accepted this resignation. **Judy Johnson made a motion to appoint Rich Zins filling out Joanne's term which ends July 2025. Mike seconded the motion. Motion carried unanimously.**

D. Russell phoned Rich Zins to join the zoom meeting at 11:10 am via Zoom.

Managers' report:

Cd's-Roberts has not invested into cd's although at the September 8 BOD meeting, he was asked to invest in 3-month Cd's. Rich suggested Roberts look at First Interstate and Whitefish Credit Union for the best rate. \$200,000 from Whitefish Credit Union and \$100,000 from First Interstate Bank will be invested. Roberts asked Rich to email suggestions.

Roofs: Unit 25 is currently having a water leak. Chuck had replaced a light fixture out with a light bar and the water is leaking from there. Roberts has a repair man coming and will put in a camera to see origin. The source needs to identify. Is it the roof or a water line?

Another water issue has been resolved in front of Phase 3. Mark excavated in front of unit 11 10 and 11 to replace a valve at bottom of curb stop.

Flashing of roofs: Roberts is trying to find to someone who knows tile. Titan company repaired roof issue above unit 8. Roberts is to obtain bids for flashing and roof replacement.

Docks: Roberts found a fellow (name) who works on docks and will see what is needed. Do we repair or replace?

Asphalt:

Robert is waiting for an estimate from Double Diamond for the lower area. Can it be repaired, or does it need replacing?

Rich mentioned there is a big" alligator " at the entrance . Although it is not on Sunset Point every homeowner drives on that piece of road. Rich asked that it be patched.

The upper area needs minimal attention.

Rich asked if there is scheduled seal coating? Roberts replied it could be scheduled for the spring.

David Roberts will call Julie (?)to see when water company will replace the water lines and then resurface the road.

Concrete: Roberts will put unit 32 cement work on for the spring.

Darr's posts: Roberts has looked at the posts. Posts are fine however the ground has settled. Correspondence from Darr indicated he wanted to replace them at his cost. Robert to email Darrs asked for clarification regarding replacement.

Ponderosa tree: Roberts did look at it but doesn't believe it is dangerous. Judy asked that Roberts please get in touch with Alex (Trees for Life) to look at tree.

There will be no meeting with Black Magic. Roberts is looking at others to do landscaping for Sunset Point as Black Magic has no one with flower knowledge. He has contacted two different companies.

Paddy's (unit 21) windows are on order thru Anderson at Sliters.

Russell asked Judy J. about her concern regarding landscaping. She is upset that during the fall cleanup Black Magic removed some perennials. Also, their lawn care is questionable as parts of the grass has been torn when mowed.

The shrubs below Phase 3 have been trimmed.

Spider webs have been removed.

Sunset Point will have a different snow removal company – 4 C Builds.

Old Business:

Mike made a motion to approve the board minutes of September 8 and October 17. Guy seconded the motion. Motion carried.

New Business

Dues:

Mike made a motion to raise dues from \$1200 quarterly to \$1500 beginning January 1. Guy seconded the motion. Motion carried. There will be a notice sent to homeowners with the next statement.

Reserves:

After discussion regarding reserves and the upcoming expenses **Rich made a motion that a reserve study be done prior to the next annual meeting. Judy seconded the motion. Motion passed unanimously.** Rich will contact companies for their bids for this study.

Meeting adjourned 12:22 pm.

Sincerely submitted,



Judy G Johnson

