

Sunset Point  
Board of Director's Meeting  
Friday, March 8, 2024  
Zoom Meeting

Directors attending: David Russell, Guy Rogers, Mike Hart, Rich Zins, and Judy Johnson  
Property manager: David Roberts

The meeting was called to order by President Russell at 9:03 am.

**A motion was made** by Mike Hart to approve the meeting minutes from February 22, 2024. Guy Rogers seconded the motion. Motion approved unanimously.

The roofing proposal from Artisan Roofing was discussed and clarifications were made regarding the proposal. The proposal does not include new gutters or painting the fascia.

**A motion was made** by Mike Hart and seconded by Rich Zins to approve the bid from Artisan roofers to reroof phase four. Motion carried unanimously. Owens Corning Duration Max Shingles will be used. The color (mesquite) will closely match those on phase one. These shingles have a 50-year manufacturer warranty, 20-year TRU PROtection period during which the coverage includes labor cost to repair/replace defective materials, and 20 year workmanship warranty backed by the manufacturer. The cost is approximately \$200,000 and work will begin end of March or first part of April. Phase four is the largest roof area in Sunset Point. Monies will be withdrawn from Whitefish Credit (cd's) for payment.

Gutters and painting on Phase 4 will be done once roofing is finished.

**Other business:**

Reserve study: Will begin late spring when all grounds are accessible.

Ability to borrow money: is 75% of homeowners required?

Assessment: Currently the BOD can only assess \$1000 without membership approval.

After the reserve study is completed, we may ask membership at the annual meeting to change bylaws and CCR's to meet reserve requirements.

There being no further business the meeting was adjourned by unanimous vote at 10am.

Sincerely submitted,

Judy G. Johnson  
Secretary