

Sunset Point Homeowners
Special Meeting
Wednesday, August 21, 2024
10 a.m.
Clubhouse

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

The meeting was called to order by President Rich Zins at 10:03 am.

President Zins asked David Roberts to make an announcement: Roberts is retiring, and his business has been purchased by Lindsay and Cody Freitas (formerly of Bozeman) who currently live on Grand Avenue, Bigfork. David will remain in his position for one year for a smooth transition. Lindsay spoke to the members via Zoom telling of her background.

Secretary Judy Johnson accounted for 21 members present in person and 8 via proxy. The only members not represented were the following: Broughton, Onstad, Houtonen, and Turmell. Judy then expressed our sympathies to Brian Clark whose wife Marie recently completed her earthly journey after many lengthy health issues.

There were no minutes read or approved from previous meetings.

Roberts gave the financial report:

First Interstate Bank (checking account)	\$11,565
Whitefish Credit Union	\$136,949 (sum is not invested in cd's)

No old business was discussed.

NEW Business

This meeting was called to explain and discuss the need for an assessment of \$5000 for year 2024. President Zins explained that in accordance with the CCR's the board may only ask for an assessment for capital improvements done within the current calendar year. Thus in 2025 and 2026 the Board will again ask for an assessment. The assessment for year 2024 will pay for the new roof on building five and the landscaping in front of units 1-5. The bill for this \$5000 assessment will be received October 1, 2024.

Future needs include but are not limited to the following:

- Asphalt repair/replacement
- Dock replacements
- Deck replacements (including clubhouse)
- Stucco repair
- Landscaping

Sprinkler system
Water mitigation
Remaining roof replacements

President Zins called for a motion to approve the assessment of \$5000 for calendar year 2024. The motion was made by Tom Darr and seconded by Carolyn Alison. President Zins asked for a voice vote. All voted in favor! The vote was unanimous that the \$5000 assessment be allowed for year 2024.

Thank you, homeowners!!

The reserve study that is being completed will include 40 years from the present. This is a blueprint of items that need to be addressed.

There being no further business President Zins asked for a motion to adjourn. Mike Hart made the motion, Billie Moksnes seconded. Motion carried.

Sincerely Submitted,



Judy G Johnson
Secretary

Thank you, homeowners, for attending this special session and allowing the board of directors to proceed proactively caring for our properties. Judy J.