

Sunset Point Homeowners  
Board of Directors  
Wednesday, September 25, 2024  
2 p.m.  
Clubhouse

Present: Rich Zins, Mike Hart, and Judy Johnson  
Via phone: Guy Rogers and George Lomas

The meeting was called to order by President Zins to **discuss the request from 140 Pebble Way, Unit 20, which is owned by Houtonen.**

The family has requested approval to install awning and deck repair. The board unanimously agreed that the awning should be a solid dark chocolate brown. The installer must use water proofing when installing to prevent the stucco from deteriorating.

The board needs more clarification about their deck. Does the deck have a few rotting boards? Are the supports needing replaced? Upon further information the board will make an informed decision for repair or replacement.

The board agreed that if a deck replacement is needed, the HOA will pay for “wood” replacement. If the homeowner desires Trex then he/she will pay the difference.

Rich will correspond with the Houtonen Family regarding the above items.

**Other:** Paddy MacDonald’s deck. We still have no quotes because of difficulty in finding a workman.

Rich and George will meet with Lindsey Freitas and Danae Friday, September 27 to review operating and reserve accounts. Lindsey’s start date is October 1, 2024.

Mike and Judy will meet with True Grit regarding replanting beds with perennials.

Gutter has been installed for units 8 & 9.

A vote was balloted by email regarding landscaping beside Unit one. A description and drawing were sent to each homeowner. There were 27 yes votes, 2 no votes and 4 owners did not respond. The project is approved to move forward.

Meeting adjourned at 2:24 p.m.

Respectfully submitted,



Judy G. Johnson  
Secretary