

Sunset Point Homeowners
Board of Directors Meeting
January 7, 2025
8:30 A.M.
Zoom

Present: Directors- Rich Zins, Mike Hart, Guy Rogers, and Judy Johnson
George Lomas joined at approximately 9:05
Property Manager- David Roberts and Lindsey Freitas

The meeting was called to order by President Zins at 8:30 A.M.

First order of business: All board members have read the meeting minutes of December 23, 2024. **Guy Rogers made a motion to approve the minutes.** Mike Hart seconded the motion. Motion carried.

New business:

David Roberts, George Lomas and Rich Zins met with Steve Leineke and Hodges regarding the south dock (Wayfarer's side). This dock is beyond repair and requires rebuilding. If it is not replaced now the wait would be two years out. This leaves the board no choice but to replace it prior to spring/summer 2025. David showed the Timber Tech (one- and one-half inch thick) that would be used. This Timber Tech is a good product and would last at least 20 years.

Guy Rogers asked about warranty. Lindsey Freitas researched to find that this Timber tech, if installed properly, is backed by 30-year warranty. Steve's company has been in the valley for 30 plus years and David Roberts said they are reliable and will "back up" their workmanship.

A motion was made by Mike Hart to change decking material (motion made on December 23, 2024 meeting) from wood to Timber Tech. Guy Rogers seconded the motion. All voted in favor of this motion.

A second motion was made by Guy Rogers to accept the bid for dock replacement with Timber Tech (south dock, Wayfarer's side) in the amount \$115,258. This bid is also from Steve Leineke. Mike Hart seconded the motion. All voted in favor.

Thus, with all dock replacement amounting to \$445,655 the association is "cash short". Rich Zins will arrange for a \$300,000 line of credit to help pay for the shortage. Our current cash on hand (bank account and credit union) is \$295,124. This necessitates consideration of a larger assessment (\$10,000) to offset the shortage. This assessment will be discussed at the general annual meeting.

Guy Rogers made a motion to allow Rich Zins to proceed arranging the \$300,000 line of credit. Mike Hart seconded the motion. All voted in favor.

Rich Zins reported that Paddy MacDonalds gutter issue is resolved. Paddy will decide on a contractor to replace her deck. She has not made that decision and Lindsey will contact

her today regarding the deck replacement. Paddy is also concerned regarding the snow pile with runoff. Lindsey will watch this issue.
(George Lomas joined the meeting via zoom at this time.)

Who owns Sunset Drive? David Roberts said he believes portions are owned by Whisper Ridge and Sunset Pt. When the water/sewer was installed last summer four standpipes were installed along Sunset Drive (near Wayfarer's gate). Question asked, "Does Whisper Ridge have access to those four lots?" Rich Zins will research this. David Roberts will contact a title company to find out who owns "Sunset Drive".

Judy Johnson received photos concerning the snow removal machine that has heavy chains mounted. These chains appear to be leaving marks in the new asphalt. Lindsey Freitas will contact the company and ask the chains to be removed.

Old business:

Reibel's drainage. Due to the small amount of cement work it is difficult to repair currently. As a stop-gap sandbags will be placed.

Property Manager:

Lindsey Freitas asked if she should proceed with light replacement. The board encouraged her to do so.

There being no further business a motion to adjourn was made by Guy Rogers. A second was made by Mike Hart. All voted in favor. Meeting adjourned at 9:23 A.M.

Sincerely submitted,



Judy G Johnson
Secretary