

Sunset Point Homeowners Association  
Board of Directors Meeting  
December 23, 2024  
9 a.m.  
Zoom meeting

Present:

Rich Zins, Guy Rogers, Mike Hart, George Lomas, and Judy Johnson  
Property manager: David Roberts and Lindsey Freitas

The meeting was called to order by President Zins at 9:05 a.m. Mike Hart made a motion to dispense with reading of the past BOD minutes. Guy Rogers seconded the motion. Motion carried.

The first item of business was the **proposal for dock demolition and rebuild**. The proposal was submitted by contractor Steve Leineke (Do it all construction LLC). Demolition would be done by Hodges. Manager David Roberts commented that this project should be done now before the water level goes down. Hodges needs to get his barge in between docks for post removal and other demolition. **Mike Hart made a motion that we accept the contract for wood decking in the amount of \$310,071**. Guy Rogers seconded the motion. Motion carried. The availability of a contractor to get this project done and current condition of the docks pushed the project up sooner than preferred. This will necessitate postponing the asphalt improvements.

Currently the contract asks for 50% down now and 50% upon completion. David Roberts will contact Leineke to arrange for a more flexible payment schedule. Roberts will also ask Leineke for an estimate for dock replacement on the Wayfarers side. Leineke will repair the current damage to those docks.

Next to discuss was **Paddy MacDonald's deck** which needs replacement. The replacement bids range \$17,000-\$19,000. Lindsey will contact Paddy regarding which contractor will be used. Sunset Point will pay for wood. If Paddy prefers trex then she pays the difference. **Mike Hart made a motion to replace Paddy MacDonald's deck with wood**. George Lomas seconded the motion. All voted in favor.

**Financials:** As of November 30, 2024, our assets were \$275,554.88. Considering quarterly dues of \$49,500 and another special assessment to be voted upon for \$5,000 the association will borrow money to cover the dock replacement, Paddy's deck replacement and repair of docs on wayfarer side. **Judy Johnson made a motion that will allow the association to have a \$250,000 line of credit**. Mike Hart seconded the motion. Motion carried unanimously. Rich Zins will make the arrangement for the line of credit.

Danae has set up separate accounts for operating funds and for capital improvement. This will begin January 1, 2025. Also, homeowners may now pay their quarterly dues by auto payment.

Old business: Rich Zins continues to contact Double Diamond regarding Reibels water drainage problem. He has yet to have a return call. Roberts will stop by their office to gain more information. We had hoped to have this resolved by now.

Judy Cain's sidewalk has not been forgotten. The problem remains because it is such a small area of concrete, and no contractor is interested. Lindsey's father will look at this and recommend a solution.

There being no further business a motion was made by George Lomas to adjourn. Mike Hart seconded the motion. The meeting adjourned at 9 a.m.

Sincerely submitted,

A handwritten signature in blue ink that reads "Judy G. Johnson". The signature is written in a cursive style with a large, stylized "J" and "G".

Judy G Johnson  
Secretary