

Sunset Point Homeowners
Board of Director's Meeting
July 12, 2025
11:38 a.m.
Clubhouse

Directors present: Rich Zins, Guy Rogers, George Lomas, Mike Hart, and Judy Johnson
Property manager: Lindsay Freitas

The meeting was called to order by President Zins at 11:38 a.m. Reading of the past board minutes were dispensed as they were approved by all members online.

Nominations for offices:

Judy Johnson nominated Rich Zins for president. The motion was seconded by Guy Rogers. Guy Rogers nominated the following: Judy Johnson for Secretary and George Lomas for Treasurer. Mike Hart nominated Guy Rogers for Vice President. Nominations were accepted for the year 2025-2026.

Rich Zins-President
Guy Rogers-Vice President
George Lomas- Treasurer
Judy Johnson-Secretary

Old Business:

The board did a walk around Saturday, July 2, 2025, with our property manager Lindsay Freitas. Lindsay compiled a list of items that need attention. Items included were old junipers that need removed, gutter cleaning and repair, retaining wall (has rotten posts), lattice fence around condensers (missing or leaning), asphalt, outdoor lights need cleaned and bulbs replaced and clubhouse deck. (This may not be Lindsay's entire list).

New Business:

Upon examining the clubhouse deck the board decided that this deck replacement should be a priority and replace it this fall. Also, the outdoor furniture should be upgraded. We recommend that a railing be installed on the exterior to prevent falls into the lake.

The board is hopeful that we can hire Black Diamond to replace the lower-level asphalt and install dry wells early next spring prior to guests arriving. A bid received in February 2024 was \$234,115 which did not include dry wells. We have no recent bids.

True Grit (Michell De Leon Tyler) will be contacted to walk the property with Guy Rogers and Judy Johnson for future improvements thus reflecting in our annual budget.

There being no further business the meeting adjourned at 11:58.

Sincerely submitted,



Judy G. Johnson
Secretary

