

Sunset Point HOA
Board of Director's meeting
December 29, 2025
8:30 a.m.
Zoom meeting

Directors present: Rich Zins, Guy Rogers, Mike Hart, George Lomas, and Judy Johnson

Property manager: Lindsey Freitas

President Zins called the meeting to order at 8:34 am.

A motion was made by Guy Rogers to dispense with reading of past minutes. George Lomas seconded the motion. Motion passed.

President Zins asked George Lomas to study our current budget and clubhouse deck and private deck expenses and recommend the best method to pay for these improvements. The clubhouse deck cost is \$61,850. Half of the cost has been paid to 4jbuilders to purchase materials, and the second payment will be made in early 2026 as deck is completed.

Individual decks, units 3, 7, 8, 10,11, 13, 16, need decking replaced and unit 33 needs repairs. Estimated cost by 4jbuilders with Trex would be estimated at \$82,900, depending on cost to repair unit 33. The cost share total to homeowners for the upgrade from high maintenance wood to no maintenance Trex (total for all 6 units) would be approximately \$19,400. Therefore, the cost to association would be estimated at 63,500. These decks will be completed prior to May 1 by 4jbuilders. With the installation of the new expansive clubhouse deck the Board would like to budget to purchase appropriate furniture. Suggestions were made to have very good quality pub-style tables mixed with low tables to maximize views of the lake and large, adjustable umbrellas to allow usage during the hot sunny parts of the day. The goal is to encourage owner usage of this new space. We will consider building a storage shed to store new furniture after assessing the need next summer.

A motion was made by Mike Hart to approve deck improvements. A second was made by Guy Rogers. Motion carried.

Homeowners listed above, in staying consistent with homeowners that have paid to upgrade to Trex in the past, will receive a letter explaining their share of expense for deck replacement with the Trex upgrade. The HOA will temporarily remove any items on the affected decks and will replace the items after deck replacement at no cost to the homeowners.

With the January quarterly dues, the HOA has funds to operate month to month. However, the deck projects will deplete capital improvement reserves. There will be a request at the annual HOA meeting for an assessment to replenish the reserve fund for improvements completed and paid for in 2026. It will be smaller than the 2025 assessment. Upon further discussion Treasurer George Lomas suggested an assessment of \$5,000 to be considered at the annual meeting in July.

The asphalt project and associated water mitigation, including dry wells to prevent water pooling in lower areas, is the next project being reviewed. We do not have a current estimated cost at this time, but a meeting has been set with Double Diamond Asphalt to formulate a plan and cost estimate for April 2027 completion. All of these projects, (large building roof, docks, decks, asphalt), are long-term improvements and should not have to be readdressed for many years.

There being no future business Mike Hart made a motion at 9:20 to adjourn. Guy Rogers seconded the motion. Motion carried.

Sincerely submitted,

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

Judy G. Johnson