

Sunset Point HOA
General Annual Meeting
Saturday, July 11, 2026
10 A.M.
Clubhouse

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

Members: Carolyn Alison, Gary Bjelland, Chuck Brasen & Monica Jungster, Gabriel Broughton, Judy Cain, Brian Clark, Jeff Cochran, Mike Hart, Cory Henderson, Judy Johnson, Jim Keegan, George Lomas, Paddy MacDonald, Leah McCracken, Billie and Steve Moksnes, Lyla and Ronald Reibel, Guy and Julie Rogers, Craig and Suzy Spencer, and Rich Zins (20 total homeowners)

Five proxies were presented.

Eight homeowners absent in person or via proxy.

1. Meeting called to order by President Zins at 10:01 A.M.

Board introductions.

Owner introductions.

2. Quorum confirmed by Property Manager Lindsay Freitas.

3. Minutes.

President Zins asked that we dispense with reading of past minutes.

4. Property Manager report: Lindsay Freitas

*Retaining wall has been repaired.

*Beach cleaned up (thank you Susan Zins).

*Ongoing A.C. fences are being built and will be installed.

*Clubhouse deck and individual decks (new).

*Cain water issue resolved and

*Ongoing sprinkler repair and landscaping.

Craig Spencer thanked the board for the amazing improvements.

5. Treasurer report: George Lomas

*Clubhouse deck replacement - \$61,850

*Homeowner's deck replacement - \$56,200 (homeowners paid difference from wood to trex)

*Retaining wall repair - \$25,720

*Cain water issue - \$3,300

With a special assessment asking \$5,000 per unit these total expenses leave approximately \$18,000 in contingency.
It was noted by Guy Rogers that bylaws only allow special assessments to pay for PAST improvements, not future.

George Lomas emphasized that there is no reason at this time to increase quarterly dues.

There were no follow up questions regarding the financial statements.

Lyla Reibel thanked George Lomas and the board for the complete financial report.

6. Old business:

- *Building a one level deck has eliminated steps which eliminated a liability issue.
- *Owner deck replacement: all are trex requiring no maintenance.
- *Retaining wall: can be repaired, not replaced.
- *Cain water drainage: French drain has been installed.
- *Beach: gravel was needed to fill in void.
- *Dog debris and lack of leash on common grounds. Fines will be imposed.

7. New business

- *\$5000 special assessment per unit.

Vote by ballot: 22 Yes, 2 NO.

Notice will be mailed September 1 and balance due October 1.

- *The next major improvement will be asphalt replacement. There is only ONE qualified contractor in the area, and we hope to be on their schedule early next spring. Currently we do not have a bid.

8. Lyla Reibel asked If the tree in the middle of the upper parking lot might be removed prior to new asphalt.

Chuck Brasen asked about overflow parking.

Chuck Brasen also asked...who owns road to wayfarer park. Mike said, "we own it, but parking is not allowed".

Judy Cain asked if there will be another assessment. The answer is yes because asphalt needs to be completely replaced.

Concern was expressed regarding the willow trees that keep growing which blocks views from the upper-level condo owners. This fall those trees will be trimmed as much as possible (and not kill them). If homeowners have a request regarding tree removal or trimming, please contact the board or property manager.

SS

9. Election of director(s)

Rich Zins and Judy Johnson's terms have expired. They expressed their willingness to serve another term which will expire 2029.

President Zins opened the floor for nominations.

Billie Moksnes moved nominations be closed.

Paddy MacDonald seconded the motion.

All voted in favor. Motion carried.

The terms of Rich Zins and Judy Johnson will expire July 2029.

George Lomas and Mike Hart -2027

Guy Rogers - 2028

10. Adjourn

Gary Bjelland made a motion to adjourn.

Chuck Brasen seconded the motion.

All voted in favor.

Adjournment at 11:10 a.m.

Sincerely submitted,



Judy G. Johnson

Secretary

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