

Sunpointe Cove Condo Association  
Meeting Minutes

Date: Jan 18, 2020

Time: 12:53pm-1:25pm

In attendance: Aaron, Tammy & Dave, (Teleconference), & Kaitlyn Linford (HOA Mgmt)

Absent: None

- Meeting called to order at Golden Spike Realty office in Sunset. A printed copy of the previously approved Oct meeting minutes was provided to each Board Member.
- The following financials were reported: Association Checking account has \$2182.38, the Money Market account has \$36,395.46 and the Savings acct has \$181.06. No owners are behind but 3 are a head on dues, which shows we are ahead on income. The Account Register was presented and noted that the bill error that took place in September shows corrected in the October deposits. The Profit & Loss was presented for the end of 2019. Since the increase in dues the HOA is already doing much better with income and expenses and ended the year with a much higher net positive than in years past. Landscaping was the only category that the Association went over on and this was due to 1 tree being cleaned up after a wind storm blew it over and a 2<sup>nd</sup> one being removed due to causing cement to lift.
- Violation: 1 parking violation was issued during Oct-Dec for parking on the street over-night for several days in a row. This tenant has moved and that will hopefully help the parking issue as well. The Property Manager was also reminded that occupants only have enough parking for 2-3 vehicles per unit.
- Maintenance Items to do: Roofs will be inspected come early spring to tell us the shape of the roofs and how long until they need to be replaced. Bids are in the works for landscaping and snow removal and will be emailed to the Board to review and then vote on. Clean up from tree removal between 118 and 122 will be cleaned up in spring. And the tree at 132 will be removed as soon as the vendor can get to it.
- Inspection Findings: The fence line on the North side is still broken closest to Wall Ave. Board member suggested Ogden City building inspector be contacted about how the fence was left. Kaitlyn will contact them. It was also reported that the creek area needs to be cleaned up and that there are personal belongings that appear to have been abandoned in it. Kaitlyn has sent letters to owners about the belongings and the items remain in the creek and no response to the letters. Board Member suggested we see if owner/occupants would be willing to do a spring clean-up and to clean up around each of their units. A Newsletter will be sent out stating June will be the clean-up month. Then go from there on further clean up. Also a concern with clutter being on back patios, this is only something noticed on inspections, no complaints have come in from other occupants. Board stated that any items that are not regular patio furniture, kids toys or outdoor items should not be on the patio but to give a warning first with a deadline to clean up and then proceed with violations. These types of items should be stored in the garages or in a personal shed off site.
- Owner of 118 requested to install an enclosed vinyl fence behind unit. Fence meets HOA requirements and placement and will be white and 6ft tall, the fence will go to the edge of the creek and down the side of the unit to meet the side driveway. Owner is going to hire GSR Maintenance to do the sprinkler repairs needed to make sure all areas remain watered and owner understands that they take on full responsibility of mowing and maintaining enclosed area. Board reviewed the estimate for the owner and the drawing provided and after discuss has approved the owners request. Kaitlyn will also write a letter to the owner for official records.
- Another owner had confirmed that if they choose to put in the fence line that they will be permitted to go out 17ft from the patio. It was confirmed that the fence would fall before the trees behind unit and still leaves plenty of common area for use. This fence has not yet been confirmed, the only wanted to know what distance the fence could go out from the unit.
- All Fences MUST be approved by the Board prior to installation.

- A Newsletter will be sent out to all owners to remind them that all enclosed fences, weather being at the edge of the patio or out into the common lawn area must be approved case by case and meet the HOA Architectural requirements. It will also be included that owners should be looking to make painting updates each year to keep curb appeal nice. This also needs to be approved by the Board to ensure that all colors are the approved colors and that owners can also hire Maintenance to do this task.
- Board discussed HOA Transfer fee for any new owner who moves into the Association. This fee is able to be charged as per the State. An additional fee can also be charged by the management company for the closing out of the previous owner and the opening of the new owner in the HOA accounting records. Current Management does not charge any additional fees so long as the HOA is getting the \$50 transfer fee for this set up.
- Meeting adjourned at 1:25PM with next meeting to take place in April.

Unit 118 Estimate and Drawing Continued on next pages:



**Global Vinyl Fencing LLC**

241 W. 21st Street  
Ogden, UT 84401  
(801) 745-5574  
gvfsecretary@gmail.com  
www.globalvinyl.ws

Estimate

**ADDRESS**

Shaun Watson  
117 W. 4th St  
Ogden, UT [REDACTED]  
S.R. Steve

**ESTIMATE # 9295**

**DATE 12/20/2019**

**ACCOUNT MANAGER**

Steve

ACTIVITY	QTY	RATE	AMOUNT
<b>Willard-6x6-W Installed</b> WILLARD 6'x6' Privacy Vinyl Fence Installed - White	100	[REDACTED]	[REDACTED] 8
<b>Vinyl Fence:HVP-F10E-W96</b> White - 5"x5"x96" Utility Post (.135) (Routed Fence Style _____)	3	[REDACTED]	[REDACTED]
<b>Vinyl Fence:HVP-F10E-W120</b> White - 5"x5"x120" Utility Post (.135) (Routed Fence Style _____)	1	[REDACTED]	[REDACTED]
<b>Steel Accessories:GS-GPI3-14GA-96</b> Gate Post Insert Four Bend 14 Ga. 5x5x96" (3-Sided)	2	[REDACTED]	[REDACTED]
<b>Willard-Gate-4x6-W Installed</b> Willard 4' Wide x 6' Tall galvanized steel welded frame Gate - White - Installed	1	[REDACTED]	[REDACTED]

They may be additional labor because of roots in ground

**SUBTOTAL**

**TAX (0%)**

**TOTAL**

[REDACTED]

0.00

[REDACTED]

Accepted By

Accepted Date

Customer agrees they have counted and checked all the materials that have been loaded and they are accurate and correct. All unpaid invoices are subject to an interest rate of 2% per month, which is equivalent to a 24% ANNUAL INTEREST RATE. Customer also agrees to pay all expenses, including collection costs, reasonable attorney's fees incurred to collect this debt.

Shaun Watson  
118 W. 4<sup>th</sup> St Ogden

white

