

Sunpointe Cove Condo Association Meeting Minutes

Date: Jan 26, 2019

Time: 10:00AM-11:02AM

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

Absent: Manuel

- Oct Meeting minutes were reviewed and approved by Board.
- Meeting called to order at Golden Spike Realty office in Sunset. Kaitlyn discussed the monthly expenses and income reports. As of 12/31/18 Checking balance was \$956.73, Money Market balance was \$32,105.96, and Savings balance was \$180.89. As per the 2018 budget the Association ended the year in a negative but this is because 2 bills were paid for 2017 in 2018. When those are removed the Association actually ended with a positive net balance. Kaitlyn reported that 2 owners are behind but that one has already got caught up and the other was very close to being caught up. Kaitlyn also discussed the 2019 budget and that it was taken from the 6/1/2018-5/31/2019 budget to reflect the same numbers but to run the fiscal year from Jan-Dec instead of June-May. The Board approved this.
- Kaitlyn discussed one option for lowering expenses was to look at changing insurance providers. Currently the Associations rate is a little high and the current policy is set to expire in May. Board approved getting bids to see what can be done to possibly reduce this cost. Insurance quote will also include different deductible rates to see what that does for the cost as well.
- Kaitlyn reported that no violations were written but that 7 parking tickets were issued. Tammy reported that the issue has been better but still not totally resolved. Kaitlyn will continue to ticket and send violations as reports come in. Two board members volunteer to help keep an eye on this and turn in vehicles that are parked illegally. Board discussed current rules in place and how new owners will only be permitted to have a max of 3 vehicles at the association. Current occupants are grandfathered into this but new occupants need to abide by this. It was requested that Kaitlyn make all owners aware of this Rule so that we don't have this issue down the road.
- Kaitlyn reported that taxes are in the process of being done but that one of our vendors needs to turn in a W-9. She has requested but will send letter stating that it needs to be submitted in order to continue receiving payment.
- Board approved invoices that need to be paid and noted that the landscape and snow removal bill for fall-winter 2018 finally came in but that currently we don't have enough funds to pay the entire amount. \$1050 will be paid now with rest being paid in February.
- Board discussed maintenance items they would like to see done in 2019. Major thing they all agreed on was Tree trimming so that trees are not touching buildings and to do as many as financially possible and then each year continue until they are all done.
- Maintenance items reported done from Oct-Dec was repair to the No Parking sign (GSR Maint comped bill), Sprinkler repair at 109, common area fall clean up.)
The following inspection reports were presented: 10/22 No cars in center round about. One car on street in front of 110. Small amount of trash in common grounds. Fall clean up needs to happen, lots of leaves have fallen. Swing set behind 110-112, appears to be more on the side of 110. 110 fence is removed and no longer in common area. 116 has a broken rain gutter on front SE corner by garage
11/29 Sign in front of 127 needs repair (GSR will cover repair). 1 car on street between 112 & 110, knocked on doors of 110, 112, 109, & 113 to see if anyone new who it belongs to but no one answered. Ticketed vehicle. Can tell that fall clean up had happened but more leaves have fallen and will need to be cleaned up. 116 has repaired there downspout by garage. 110 swing set has moved to patio off of grass common area.
12/12 Two vehicles on the street. Vehicle owner who had parked between 119 & 123 belongs to 131 saw me ticketed the vehicle and came over to see what the issue was. I explained that no street parking is permitted not just where the signs are posted. He immediately moved the vehicle to Wall Ave. Agreed

not to ticket this time but will ticket if it happens again. Vehicle parked in between 104 & 106 ticketed vehicle. Roads were clear of snow and ice.

12/15 Complaint made that 4 vehicles were parked on street at entrance of HOA. I was close by and stopped by and noted that 3 vehicles were parked in front of 104 & 106 and 1 vehicle was parked in front of 105. Contacted Manuel to see if anywhere is guests who said they were not his and that when he went back out after I had left that the vehicles were gone. He sent photos to show that they had gone.

- Board requested that Dec pages be emailed to owners to make sure that they have the correct coverage. This will be done once policy is chosen.
- Landscaping is coming up and Kaitlyn asked if the Board wanted to get bids or remain with our current provider. Board voted to get bids, Kaitlyn will contact vendors and bids to Board to discuss and vote on.
- Kaitlyn brought up a discussion of seeing about filing to have the city/county take back over the roads. In newer HOAs this is more common and would reduce the Associations expense. The Board approved to look into this.
- Meeting adjourned at 11:02am with next meeting scheduled for April.