

Sunpointe Cove Condo Association Meeting Minutes

Date: Aug 25, 2018

Time: 9:05-10:16

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

Absent: Aaron Eames

- Meeting called to order at Association grounds. Board and Kaitlyn walked ground to discuss issues at the Association that need to be looked at or solutions made to fix problems.
- Board discussed requests of adding decks to units. The following criteria was unanimously voted on and agreed upon. Decks will be permitted at units if requests are made by owners. Decks are not allowed to intrude or require changes to current sprinkling system. Decks cannot go into grass common area and must all stop at end of cement patios. All decks must be securely added to unit and steps must stay on the cement and go towards center of unit not towards outside of unit. Deck materials must be the following; trex or wood material with railing being wood or aluminum. Colors should be gray or redish/brown to keep with colors of the unit. As per the CC&Rs any unit owner who adds a deck to their unit will also be required to keep deck in good shape and be responsible for all repairs of the deck and of any issue that may occur to unit from deck installation. Board also voted and spoke to Unit 110 and stated the changes that must be made to the deck to meet the Association criteria including taking down the fence area that is past cement patio. Owner agreed to take it down to abide by the Association CC&Rs and Bylaws.
- Board then discussed owners request to add a patio cover to unit. Board agreed it should be allowed but should follow similar structures of the decks. All patio covers need to come off of the deck and be stabilized to the deck and not intrude on the grass common area. All covers should have facing and underneath painted white or grey. Roofs of patio covers should be shingled with shingle of similar color of current unit shingles. As per the CC&Rs any unit owner who adds a patio cover to their unit will also be required to keep it in good shape and be responsible for all repairs of the deck and of any issue that may occur to unit from deck installation (Unit 110 patio cover will be grandfathered in as the cover is mounted into cement in the grass common area. Owner is also aware that they are responsible for any repairs in this area and responsible to re-cement any area needed if sprinklers need to be repaired. Owner was notified that they would need to paint there patio cover and add shingles to roof to meet Association requirements)
- While walking grounds Board noted current door colors and grandfathered them in. It was then voted that future door and shutter colors should be as follows: white, black, and red. If unit door needs to be replaced all doors should be similar style of other unit doors.
- Board then discussed enclosed fences and voted that fences also will not be allowed to affect sprinkling system. Fences will be permitted to go to edge of grass common area but no further into common area past the cement patio. If fence is not installed on cement and is on grass, owner/occupant will be required to maintain weed/grass line under fence as landscaper will not be able to get to it easily enough. If possible all owners should install fences on cement patio and not in grass if possible. All fencing material should be vinyl or chain link or chain link with white slats.
- Board discussed current issues going on at Association: 1. Side of driveways. Board voted that owners would be permitted to add rock or brick next to driveway if requested to widen driveway. 2. Board discussed parking issues along street and around center tree of dead end area. It was discussed that adding a fence around the tree area may help with parking issue. Before this step is taken it was voted to add No Parking signs around tree and other areas of Association to see if this helps with the issue. Visitors should be parking on 4th street just East of the Association. 3. Trees are in need of being trimmed around units and also around mailbox near 4th street. This may not be able to be done until 2019 but should fit into schedule. 4. Many problems with garbage blowing into common grounds because of wind blowing it up when put out on 4th street for garbage day. Occupants need to put cans

away as quickly as possible so it is not a problem. 5. Occupants need to not be touching sprinkler clocks and should report problems to Kaitlyn if there is an issue.

- Meeting was Adjourned at 10:16am