

Sunpointe Cove Condo Association  
Meeting Minutes  
June 23, 2018

- 9:00 am-Meeting convened at approximately 118 W 4<sup>th</sup> Street, Ogden

<u>Condominium Owners</u>	<u># of units represented (address)</u>	<u>Present at meeting</u>
○ Manuel Lopez	1 – 104	yes
○ Lynn Sorenson	2 – 105/107	no
○ Javier Pancheco	1 – 106	yes
○ Aaron Eames	2 – 109/113	yes
○ Jose Zamorano	1 – 110	yes (partial)
○ Miguel Carhuamaca	1 – 112	yes
○ David Nelson	3 – 116, 128/132	yes
○ Steve Harrop	8 – 117/119, 122/124, 128/132, 129/131	no (proxy provided)
○ Tammy Watson	1 – 118	yes

- Jose Zamorano had another appointment and stopped to discuss his deck and storage shed. He showed his building permit that was issued by Ogden City. There was discussion regarding what's common area and what's privately owned but he was unable to stay for the remainder of the meeting. It was explained that the property that he has built on is common area. This land is owned by all homeowners and not any one individual.
- Review of prior meeting minutes.
  - A significant amount of time was spent discussing landscaping (specifically sprinkler repairs, sprinkler water timing, trimming, etc.) and the level of service. All are in favor of having the new board investigate what services the current landscaper has agreed to provide and follow up on whether that is being done.
  - There was a similar discussion regarding snow removal. It was unclear whether the road was plowed once, twice or not at all last winter. There is a desire for the board to discuss snow removal and how they want this handled in the future.
  - No change was made from the prior stipulation to have owners cover all repairs under \$500. For reference: "HOA repairs-external repairs/maintenance costs of less than \$500 will be paid directly by the owner. Repairs/maintenance exceeding \$500 will require bids and approval by the HOA board by majority vote. Damage (from occupants) will be paid by owner regardless of cost. Damage from occupants is owner's liability."
- Nomination of new board members.
  - Nominated were: Aaron Eames, Dave Nelson, Tammy Watson and Manuel Lopez.
- Election of new Board Members.
  - Ballots were cast. Aaron will contact Steve Harrop prior to voting his proxy.
- Review of financial records.
  - Discussion about recycling cans. Some residents have them and some do not. It appears that Ogden City has gone back and forth on this issue. The concern of getting more cans is that all garbage and recycling cans are picked up on the same day. There is not room on Wall Ave for 40 garbage and recycling cans.
  - Discussion regarding current reserves and what they can be used for. State of Utah law requires no less than 10% of assessed HOA dues to be put into reserves. Reserves can only be spent on items with 3yr + life.
  - Current insurance policy was discussed along with how it has been impacted with recent legislative changes. Board is to investigate putting the HOA on a high deductible policy and having individual owners insure their deductible amounts along with their liability policy.
  - Discussion regarding outsourcing of Association management.

- Review of proposed budget.
  - HOA management was added to the budget so that a company could be hired to administrate the HOA functions.
  - Discussion broke out regarding Reserves Special Assessment. The special assessment could be continued to reduce the likelihood of an assessment when there is a major report, or it can be discontinued to save on monthly dues. It was suggested that parties present vote to discontinue it for now but put it on the ballot again next year.
- Voting on proposed 2018 / 2019 dues increase and continuation of special assessment.
  - Ballots were cast. Aaron will contact Steve Harrop prior to voting his proxy.
- Open Discussion
  - Manuel shared place for a deck he would like to build behind his unit. The current drawing shows that it will not exceed the boundaries of the cement that is there now. Further discussion was had regarding decks, sheds, awnings, etc. It was explained that these are termed “Architectural Changes” and would require HOA board approval. There was a general understanding among the group of the desire for people to want these types of improvements, but it would need to be controlled. There was a strong desire that they be conforming to the architectural style of the complex and be done uniformly across all units in the complex. This will need to be one of the first items the new board of directors will address.
- Kaitlyn Linford from Golden Spike Realty was introduced and provided a folio to present parties.
  - Cost to the HOA would be \$10 per unit / month.
  - The contract period would be 1 year.
  - She would organize the board, personally inspect the property once per month, take care of collecting any bids needed, handle all complaints and notices, and send out monthly billing and statements.
  - Provided the budget is approved, the board is to meet and hire an HOA management company.
- Next meeting TBD.
- Meeting adjourned at approximately 10:45am.