

Sunpointe Cove Condo Association Annual Owners Meeting Minutes

Date: June 10, 2023

Time: 10:00am-11:11am

Board Members In attendance: None

Absent: Aaron Eames & Dave Nelson

Kaitlyn Linford (HOA Mgmt)

- Meeting called to order at 10:00am in person on Association Common Grounds. All owners present confirmed that they had signed in. It was established that a quorum was met with 75% in attendance or voting absentee. The HOA directory was passed around for owners to update their contact information.
- Ballots were given to owners to vote on 1 Board Member for the 2023-2025 term. It was asked if anyone present was willing to volunteer for the open Board seat as currently no one had volunteered. One Property Manager for an Owner and one tenant of an Owner stated they would be willing to serve if that was permitted. Kaitlyn stated as per the CC&Rs it needed to be an Owner and that she would speak to the Board and send out absentee ballots to Owners to determine filling the last Board Member seat.
- The 2022 Annual Meeting Minutes were presented. A motion was made to accept meeting minutes as is, the motion was seconded and all were in favor.
- Financials: The 2022 Balance sheet as of Dec 31, 2022 was presented and stated that the Operating balance was \$7,072.28, the Moment Market balance was \$43,043.07 and the Savings balance was \$181.48. The 2022 Profit & Loss Report was presented and stated that the HOA ended the year under budget over all, however has seen increases in the water/sewer/trash, insurance and landscaping that has the Board and Management concerned. The 2024 Budget was presented and Owners were stated that the Board voted to increase HOA dues beginning Jan 2024 to \$200 per month. It was stated that HOA dues had not been increased since 2019 and with all the increases being seen, especially with the Water expense for the HOA and increase was found to be needed. Reserve Study documents were also presented to Owners and discussed that the HOA continues to be under budget for Reserve Expenses and that the Capital Assessment will continue to help the HOAs financial standing as will the Dues increase in 2024 help to continue to stabilize the finances for the HOA.
- The HOA insurance policy was reviewed and owners were informed to make sure that they are properly covered and that their personal policies need to cover the HOAs deductible amount and their personal property. It was discussed that if the HOA continues to see increases in the Insurance Policy there would be a need to increase the HOA deductible. An Owner reported that it is generally better to have the HOAs deductible higher so that the policies premium can stay lower and that the HOAs deductible is lower than the other deductibles she sees in other Communities. Kaitlyn added that this is true and that there could be a need for the increase to the deductible and if that were to take place each Owner would need to increase their personal policies limits and that it is most often found that the increase to Owners is very minimal and worth the HOA increase the deductible amount. It was asked if the HOA could give Owners 60-90 days notice and to post on the doors if possible so that Owners have plenty of time to increase their policy. Kaitlyn reported that this can be done if the increase takes place.
- The 2022 Maintenance completed list was presented to homeowners. The 2023 Completed/Scheduled Maintenance list was presented to owners and possible repairs that could be made if funds are available. Owners discussed if certain trees in the Community in the breezeways be trimmed or removed. It was reported that to trim the 4 trees would cost \$1200 and to remove 3 of them and trim 1 of them would cost \$2800. Owners discussed that they like the trees and the look they bring to the Community. Owners voted in favor that the trees should be trimmed and not removed. Kaitlyn will coordinate with the Board and the vendor to have completed. It was requested by Owners to remove all the dead ever greens though to increase curb appeal as well. Kaitlyn stated she can coordinate this to be done by end of the year. Kaitlyn reminded Owners that they are responsible to help maintain there flower beds and keep them nice and weed free. An owner reported that the sprinklers at 110 needed to be checked. Kaitlyn added it to the list to be checked. An Owner reported that there is a low hanging branch over there

driveway that wasn't finished being trimmed. Kaitlyn reported that the vendor just hadn't finished but would be getting it completed. An Owner reported that the rain gutters on 124 need to be checked to see if they need repair/replacement. An Owner reported that there is graffiti on the mailbox and that they would like to see about having it removed.

- The Community Rules were presented to Owners and owners were reminded of animal restrictions, specifically on the safety of having dogs on leashes and being present with them outside while in the common area and making sure that dog owners are picking up dog mess so that grounds are clean for all to use. Owners were reminded that street parking is not permitted except for daytime short term parking and that there are rules in place to totally restrict parking if things are not followed for no overnight parking. The City can fine the HOA if there is an emergency and vehicles are parked overnight and in the way. An Owner stated that an incident took place not too long ago with that exact issue, and that the ambulance couldn't get through the HOA and had to knock on doors to get Residents to move vehicles. Kaitlyn stated that as per the Rules Residents should not have more than 2-3 vehicles that can fit in the garage and driveway space they have for their unit. An Owner stated that there is also a parking issue on Wall, especially on Trash day because vehicles are parked there and there is no room left for the trash cans. It was recommended that on trash days no Resident park on Wall at all. Lastly Owners were reminded that personal belongings should not be placed and left in the lawn areas when not in use and that porches, patios, and side parking areas should not become a storage area. Kaitlyn reported that Residents had done better at cleaning up areas but that some issues are still happening with clutter that need to be addressed and cleaned up.
- It was reminded to watch for the upcoming Newsletter for Board Nominees and then voting.
- A motion was made to adjourn the meeting, the motion was seconded and all were in favor.
- Meeting adjourned at 11:11am. Next Annual Meeting to be held in June of 2024.