

Sunpointe Cove Condo Association  
Meeting Minutes

Date: April 27, 2019

Time: 1:00PM-2:06PM

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

Absent: None

- Meeting called to order at Golden Spike Realty office in Sunset. Kaitlyn discussed the monthly expenses and income reports. As of 3/31/2019 Checking balance was \$1666.34, Money Market balance was \$32,828.95, and Savings balance was \$180.94. 1 owner is behind on dues but it is very minimal, Kaitlyn will contact and see about getting them caught up. Kaitlyn stated that the Association is slightly over on income because some owners pay a little ahead. We are showing over budget in snow removal/landscaping because the final 2018 bill did not come in and get paid until the New Year. Under on Reserve because one months transfer did not take but a double transfer was done in April and next quarters financial report will show that it is on. Kaitlyn discussed the 2020 budget which will be presented at Owner's Meeting. With the amount of Ogden City bills it is currently showing that the Association does not have enough funds for the year. Budgets were looked at with HOA fees at \$169, \$175, \$180, and \$190 for the Board to review and see all options and possible financial outcomes. If large enough increase were to happen it would mean possible funds for more maintenance to be done. Fees could also just be increased slightly to just handle minor and emergent repairs for the HOA. As per CC&Rs an increase of up to \$185 does not require owner vote, they do need to be made aware of the increase but if the increase is higher it requires an owners vote to agree to the increase. Biggest expense is Ogden City and that bill is high and not always predictable, the Association Insurance might also be a little higher and new bids can be done to see if could save the Association any money but it would probably be minimal. Previously it was thought that the insurance plan expired in May but it actually is in August. Bids will be done end of June and Board members notified of what was found. While the Association may seem small they have big expenses with the Ogden City bill. If that bill were actually divided out it would be \$97.50 each month to each owner, that means that of the \$169 currently being paid nearly \$100 of it is going towards the Ogden City bill, leaving very minimal funds to pay for the rest of the expense. The Board discussed possible increases or keeping funds where they are and if an increase happens when it would take place. Aaron felt that an increase to \$180 was in the best interest of the Association. It would give the Association the funds they need to pay all current bills and also allow for more repairs then currently is available. Miguel and Dave voted to notify owners of the possible increase but to wait until October before making a final decision. Kaitlyn will add this to the Agenda for the Owners meeting to discuss and the Board will re-review the financials in October and vote on a final decision then and notify owners of that decision.
- Board voted that Annual Owners meeting will take place on June 15, 2019 at 9am at Tammys Unit. Owners will be notified of this. Two voting items will happen at this years meeting; voting to change the Bylaws to reflect the correct month in which owners meeting takes place and second to vote on 1 new Board member.
- Violations were sent in the first quarter for parking, pet messes not picked up and 3 owners were notified of exterior repairs that need to take place on their unit that are under \$500.
- Board reviewed and accepted invoices to be paid.
- During property inspections it was found that many units could use exterior repair and painting to door trims, doors, and window trims. As per the CC&Rs the Board can force that they be repaired this year. It was voted to do a newsletter to encourage the repairs but only enforce ones that are falling apart not ones that are worn down this year.
- One No parking sign has gone missing and will be replaced this year but will be paid for by maintenance.

- Board member brought up issue with kids playing in others driveways, front porches, and back patios. Newsletter will be sent out to all occupants to watch kids and make sure they are staying on the grass area common area and to stay off of the occupants private areas.
- Board member also brought up possibility of installing a vinyl fence in front of the chain link fence so that it looks nicer, owners would possibly even pay for it. One Board member stated a concern of repairs if kids damage it, who would pay for the repairs to keep it nice, another member brought up that the South side has chain link fence. It was suggested that instead that owners wanting to install slats in the chain link fence. It was also brought up that we don't know if the fence belongs to the Association or to the school, to find out owners would need to contact the school first.
- Discussion of sprinkler problems last year and that it needs to be ensured that sprinklers are not over run this year. It was voted that maintenance will take over doing sprinkler inspection and repairs instead of the landscaper who doesn't have as much time to do that part of the landscaping.
- Inspection Reports were given a second time to Board members to have for their records.
- Meeting adjourned at 2:06pm with next meeting scheduled for June 15, 2019 for the Annual Owners Meeting.