

Sunpointe Cove Condo Association
Meeting Minutes

Date: July 27, 2019

Time: 9:30AM-10:00AM
Email Conversations from
7/27-8/29

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

Absent: None

- Meeting called to order at Golden Spike Realty office in Sunset. Aaron Eames was the only one in attendance at the beginning. Dave Nelson called in to give a quorum to discuss Financials and Insurance policy quotes and rules with fencing. It was decided to do continue the meeting via email for all Board to discuss and review Insurance and Rules.
- Association Checking account has \$2055.49, the Money Market account has \$34,591.68 and the Savings acct has \$180.98. The Bank Account Register was presented and reviewed with no additional questions. Kaitlyn reported that many owners are behind because of the increase and that no late fees were charged as everyone was making arrangements to correct there payments amount and that 3 owners are ahead on dues. Monthly report of income vs expenses vs budget was presented and it was requested to add a line item for sprinkler repairs and for tree removal so that the expenses could be better tracked. Kaitlyn will modify this and also modify the 2020 budget to pull the money put aside for sprinklers under Landscaping into their own category and send out to all owners by end of year. Kaitlyn also reported that currently the Association is under budget with the line item Water, Sewer, Trash but that this will likely change because Aug tends to be a higher bill due to the hot months. No further questions on financials.
- Ogden city has not answered when the North fence that belongs to the school will be fixed. They have stated it will be fixed but are not sure as to when. The School is enlarging there parking lot and that is what all the construction is for.
- Main Items to be completed: Sprinkler repair in front of 103-105 and side of 129. This should take care of the last of the sprinkler issues in the Association. Adding 4 speed limit signs at 105, 106, 118, 119. Also requested to add a private property signs with the speed limit signs-at least at the beginning.
- Maint completed is the sprinkler valve at 118.
- Kaitlyn reported that while doing property visits she ticketed vehicles parked on the street.
- Inspection Reports: Street parking is still a problem on and off but is less than what it was. The trees and fencing has been taken down on the North side of the Association near Wall Ave by the city. Most sprinkler repairs seem to be working as laws are green and nice.
- Adjourned at 10:00AM with the rest of the meeting being conducted via email.

- Kaitlyn drafted an email reporting the following:
- Insurance estimates were reviewed from CiniPack, United Insurance, and Auto Owners. Insurance was viewed at a \$10K Ded and also at a \$25K deductible. Board voted to proceed with the Auto Owners policy at the \$10K Deductible. Owners will be notified of this change and update their personal insurance policy.
- Kaitlyn also presented an updated copy of the Rules and Regulations adding in a speed limit to the Association and a copy of the Architectural Rules adding rules for enclosed fences but still needs to take measurements. Further discussion was taken on Aug 29th- to discuss rules and requirements that would need to happen for owners to be permitted to enclose fences. Board will continue to discuss via email and at next meeting.
- Meeting adjourned on Aug 29th with next meeting taking place in October.