

Sunpointe Cove Condo Association Meeting Minutes

Date: Jan 8, 2022

Time: 12:00-12:31

In attendance: Tammy Watson & Dave Nelson (Zoom), & Kaitlyn Linford (HOA Mgmt)

Absent: Aaron Eames

- Meeting called to order via teleconference at 12:00pm.
- The Oct 2021 Meeting Minutes were provided to Board Members. Meeting Minutes were previously approved via email.
- The following financials were reported as of Dec 31, 2021: Association Checking account has \$5349.84 the Money Market account has \$45,468.50 and the Savings acct has \$181.36. 2 owners are behind and 3 owners need to pay the insurance assessment for the insurance claim on the 2 buildings that had roof damage from a storm in 2021. The Account Register was presented and that one owner sent in an accidental payment and because of this a payment was issued back to the owner to correct the error. The Profit & Loss report was reviewed and shown that the Association ended over budget in Professional Fees from the Reserve Study and slightly over budget on the Water/Sewer/Trash from a small increase and usage increase. The Association is showing a larger net positive income because one owner paid there insurance deductible portion in 2021 but the roof will not be replaced until 2022 and thus no expense until that time. Because of this it is showing a higher net positive by \$2500. The actual net positive is \$1206.40 and can be used with the tree trimming and removal needed to be done in 2022.
- Roof Insurance Claim: Two roofs are still scheduled to be replaced in February. The Association insurance company has approved Rainbow Roofing to do the replacement. As per State Law, owners are responsible for the Associations deductible, given there are 4 owners the deductible is divided evenly between the 4 owners, with a total of \$2500 due from each. 1 owner has paid and 2 others have been contacted and are working with there insurance companies for the deductible portion that is there responsibility. The final owners have been sent letters to make contact. The funds are due by end of Feb and the roofs are still on scheduled to be replaced in February as well. The Association Insurance will not send any funds until the replacement is completed.
- Capital Assessment was discussed and Kaitlyn reported that only 2 owners turned in there votes and did so after the deadline as well. Another absentee vote can be sent to owners but it was recommended to hold off and discuss and vote on the Assessment at the Annual Meeting. This will give more information to owners so that they can make a better decision with all the facts. The Board approved to hold off on any vote and discuss and vote at the Annual Meeting in June.
- Maintenance: The Roof replacement will take place in February. Seeding will take place in many places come spring and 3 drains will be cleaned out in the Association grounds once weather permits. This will stop from overflowing drains, creating excessive water building up in roadways and in one common lawn area. The Evergreen trees on the sides of driveways will also likely need to be trimmed in spring as the snow has made limbs fall to the sides.
- Owner Discussion: It was reported that many owners have been storing personal items in the common lawn areas. The Board instructed Kaitlyn to send a Newsletter and letters to owners to make sure they remove items from the lawn areas both behind the unit and in front of the unit so that lawn is not killed. It was also asked how many cars are permitted per unit and reported that the Association permits 3 vehicles per unit and that if they want more they need to have an architectural request to extend there driveway to accommodate the cars and they would need a variance to have more cars then are permitted as well.
- Meeting adjourned at 11:31pm. Next meeting to be held in March with date and time TBA.