

Sunpointe Cove Condo Association
Meeting Minutes

Date: Oct 5, 2019

Time: 1:02PM-1:40PM

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

Absent: None

- Meeting called to order at Golden Spike Realty office in Sunset.
- The following financials were reported: Association Checking account has \$1025.36, the Money Market account has \$35,331.81 and the Savings acct has \$181.03. There was an error with a bill that has been corrected and with that correction the checking account actually has \$1400 more than it is showing. This will show on the updated Oct report. The Bank Account Register was presented and reviewed and the error in the bills were noted on the report all other information was correct. The Budget Report was presented and because of the bill error its showing the Association had a higher expense on the Water, Sewer, Trash expense line, this will be corrected once in the Oct report. Right now the Association is doing well financially, the increase has helped with expense. No owners are behind on dues and 3 are ahead in their payments. An updated 2020 Budget was submitted to the Board for review No changes were made to the budget other than the dues increase. The Board approved.
- The Fence Rules and Regulations were submitted to the Board for approval along with approx. measurements that will be given for each unit. The Board approved the Rules. The measurements were discussed on units 129, 131, 132 & 128 as they have much more space that can be used. This is also the big Common Area and an amount must be left for all occupants to use. It was decided to have Board member Dave measure his unit to get a better visual. Once this is done he will notify the other Board members and Kaitlyn to review and see what measurement will be best. All side units facing South and North will be permitted to extend their fence lines to the property line so that landscaping task is not harder. Each owner who wishes to fence in any lawn area will have to follow the new Rules and have prior Board Approval. The fence does not mean owner/occupants will be permitted to do anything they want, it must still be maintained as per Association requirements and any other structure on the lawn must have Board approval. Once everything is finalized the Rules and measurements will be sent out to all owners.
- Roofs: Kaitlyn asked when the last time the roofs were inspected? No one knew and it was proposed to have all roofs checked this fall to get an idea of their remaining life expectancy. Kaitlyn will coordinate this.
- Because of the extra income there are funds available to remove one, possibly two of the trees causing cement and sprinkler issues. Kaitlyn will get bids from Nyes Trees and Cutz Trees and send to the Board to vote on.
- Invoices to be paid were presented and approved to by the Board to be paid.
- Maint: No parking sign in front of 122 needs to be repaired. Sprinklers need to be winterized. Another unit also has painted there shutters but may not be one of the approved colors. Kaitlyn will inspect and see.
- One occupant has been speeding through the Association. Kaitlyn will send a violation letter to occupant about matter.
- The North Fence line is broken from school construction, a rep has been contacted and assured it will be repaired and made safe.
- Meeting adjourned at 1:40PM with next meeting to take place in January 2020.