

Sunpointe Cove Condo Association  
Meeting Minutes

Date: March 13, 2021

Time: 1:00pm-1:33pm

In attendance: Aaron Eames & Tammy Watson (Zoom), & Kaitlyn Linford (HOA Mgmt)

Absent: Dave Nelson

- Meeting called to order via Zoom at 1:00pm.
- The Jan 2021 Meeting Minutes were provided to Board Members. Meeting Minutes were previously approved via email.
- The following financials were reported that as of Feb 28<sup>th</sup> the Checking account balance was \$4,491.40, the Money Market account was \$41,731.38 and the Savings acct has \$181.25. 2 owners are behind but have been contacted to get caught up. 4 owners are ahead in their payments. The Account Register was presented and noted that an owner who sold a unit was reimbursed for paid ahead dues. The Profit & Loss report was reviewed and stated that the HOA is showing under budget on dues, this is because of the 2 owners behind but also because of owners who paid ahead in 2020 for 2021 dues. The HOA also is slightly over budget in snow removal but only for the month and not the year. All other categories are either on budget or under budget and has a good net positive to start the year with.
- It was discussed that the HOA is in need of a Reserve Study. This will help the HOA better financially prepare for the future and for large Reserve Expenses. The need to know this is important to know if the HOA is saving enough or if some sort of a Special Assessment or increase to dues needed to make sure there is enough funds for Reserve Expenses such as Roof replacement, road repairs, concrete work, siding repairs, etc. The cost to have the Reserve Study done by a professional company will be approx \$950-\$1300 but this needs to be done every 6 years. The Board voted to proceed with having Complex Solutions do the Reserve Study and then the HOA can decide in another 6 years if it should be done by the company again or if it can be self done.
- Annual Owners Meeting will be June 12<sup>th</sup> at 10am on site at Unit 118. Owners will be notified with the statements. The 2022 Budget is most the way ready to be presented and will be finished after the Board votes on a landscaper for the season to better plan for the 2022 Budget and then it will be emailed to the Board to review.
- Landscape Estimates were reviewed from Wangsgaards Landscaping, Cousin Cuts, Ben Lomond, Simplified Landscaping, and Graham Enterprises. After review the Board voted to go with the contract for Wangsgaards Landscaping for the season and snow removal.
- Maintenance: Roof Inspections are scheduled for this spring, the HOA is on the wait list with 3 roofers to have them inspected and determine what repairs are needed to be made. They will notify Kaitlyn when they are able to get to the property. Seeding will take place in several areas at the HOA to help reduce bald areas and/or thin areas.
- Tree Removal: Estimates for tree removal of the dead trees along the North fence line and the tree that caught fire at unit 119 were reviewed for Nyes Trees, Cutz Treez, and Ernesto Tree Service. The Board reviewed the estimates and voted to proceed with Ernestos Tree Services as they were the best price.
- Inspection: Clutter on some patios continues to be an issue and dog mess not being picked up is also starting to be an issued. It was decided to put out a Newsletter reminding occupants to pick up dog mess and keep patios clean. The HOA may need to do a revive treatment to some lawn areas where dogs are starting to kill the lawn.
- Owner Discussion: None
- Meeting adjourned at 1:33pm. Next meeting to be held on June 12<sup>th</sup> at 10am at the HOA (#118) for the Annual Owners Meeting.