

Sunpointe Cove Condo Association  
Meeting Minutes

Date: March 19, 2022

Time: 12:00-12:34

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

Absent: Dave Nelson

- Meeting called to order via Zoom at 12:00pm.
- The Jan 2022 Meeting Minutes were provided to Board Members. Meeting Minutes were previously approved via email.
- The following financials were reported as of Feb 28, 2022: Association Checking account has \$11,674.14 the Money Market account has \$46,215.89 and the Savings acct has \$181.38. 4 owners are behind and 2 owners need to pay the insurance assessment for the insurance claim on the 2 buildings that had roof damage from a storm in 2021. Both have stated that they will be getting it paid this month. The Account Register was presented and expenses were reviewed. The Profit & Loss report was reviewed and stated that the HOA is under budget in all categories but 2, giving a positive net balance to begin the year.
- Annual Owners Meeting: The Meeting is scheduled for June 18<sup>th</sup> at 10am at the Association. The 2023 Budget was presented, the HOA is seeing increases in landscaper contracts and the increases have been made to the budget. The increase does affect the HOA but does not affect it to need an increase in monthly dues just yet. The Board approved the budget and it will be presented to all owners at the meeting. The Board reviewed Annual Meeting docs including the Agenda, Capital Assessment vote, maintenance items & Rules. The Board voted to change one section of the Rules & Regulations to be more specific to personal belongings in the common area. The Board also discussed a change to the CC&Rs in two sections. All items will be presented to owners at the meeting. Two Board Members are also up for re-election. The Board will finalize the remaining documents via email and meet again if needed.
- A new Management Agreement was presented to the Board. They discussed the changes and were instructed that they could review the agreement and notify Kaitlyn with their decision. The Board stated they did not need further time and voted to approve the updated Management Agreement.
- Landscape Estimates were presented for Wangsgaard Landscaping & Graham Enterprises. The Board reviewed both estimates and voted in favor of Wangsgaard Landscaping for the season.
- Maintenance: Seeding will take place in the coming months and hopefully it will take in the areas needed. The Board discussed areas where sprinklers need to be capped due to no use of water in the location. Drains need to be cleaned out in the coming months. One is located in the lawn common area and two in roadways.
- Owner Discussion: None
- Next meeting to be the Annual Meeting on 6/18/22. Meeting adjourned at 12:34pm.