

Sunpointe Cove Condo Association Meeting Minutes

Date: Sept 24, 2022

Time: 3:30PM

In attendance: Aaron Eames, Michelle Nelson, Manuel Lopez & Kaitlyn Linford (HOA Mgmt)

Absent: None

- Meeting called to order via Zoom at 3:30pm.
- The June 2022 Meeting Minutes were provided to Board Members. Meeting Minutes were previously approved via email.
- Board Members voted on Board Positions: President: Aaron Eames, Vice President: Manual Lopez and Secretary: Michelle Nelson. It was voted that Aaron Eames will remain on the HOA bank account and that Tammy Watson should be removed from the bank account as a signer.
- The following financials were reported as of Aug 31, 2022: Association Checking account has \$4354.76 the Money Market account has \$48,465.83 and the Savings acct has \$181.44. It was reported that there are 5 owners are behind on dues. All have been reached out to about getting caught up. The Account Register was presented and expenses were reviewed. The Profit & Loss report was reviewed and stated that the HOA is over budget in the following categories: Insurance, Landscaping, & Taxes and that currently from the expenses that are over budget the HOA has a negative net positive, it was also noted that the amount is very minimal.
- Capital Assessment: It was stated that the HOA needed to reach 67% approval for the vote. Because there were 3 options it was too split. The Board voted, based on the votes collected at the Annual Owners Meeting to reduce it down to two options: \$915 per year and \$1030 per year and to have it sent out to all owners to vote absentee so that it can be finalized before the new year.
- CC&R Votes: The HOA did meet the requirement for the CC&Rs to be amended. The documents will be drafted and Aaron will be notified to meet Kaitlyn to have them notarized and then they will be recorded with the County Recorder and all Owners will be notified of the amendment being finalized.
- Maintenance: Asphalt Estimates were reviewed from Eckles Paving & Morgan Pavement. After reviewing the Board voted in favor of the Eckles Paving contract. Kaitlyn will notify the vendor for work to begin and will notify owners of when work is to begin. It was discussed that there are 2 small trees that need to be removed, it was voted that Maint should remove them. It was discussed that while the landscaper does okay the fertilizer and weed treatments need to be better. It was suggested to look into using Turf Pro in 2023 for the fertilizer treatments and to help reduce the weeds and issues to have Maint or Turf Pro (depending on price) do additional treatments. Maint had currently just finished doing a grub treatment along the West fence line. Maint will also be doing the seeding this fall before snow fall to help thin or balding areas. The lawn treatments will continue to make sure that the lawns are ready for the seed in fall. The Board stated that sprinklers were going off 3x a day by unit 104 and that they should be checked and fixed.
- Owner Discussion: Many occupants have personal belongings that need to be cleaned up on the side of the units as it is becoming cluttered. It was also stated that the HOA has a random dog from a surrounding home that is wondering the grounds and that at least one unit has been noted as not putting their dog on a leash and letting it wonder the grounds and mess not being picked up. Kaitlyn will reach out to this unit and residents will be notified via newsletter about the issues as well.
- Next meeting to be in Dec with the date to be determined. Meeting adjourned at 4:11pm.