

# Sunpointe Cove Condo Association Meeting Minutes

Date: Sept 8, 2023

Time: 10:15AM

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

Absent: None

- Meeting called to order via Zoom at 10:15am.
- The June 2023 Annual Meeting Minutes were provided to Board Members. Meeting Minutes were previously approved via email and posted to the HOA website [www.goldenspikerealty.com/sunpointecove](http://www.goldenspikerealty.com/sunpointecove).
- The following financials were reported as of Aug 31: Association Checking account has \$17,298.27 the Money Market account has \$46,829.05 and the Savings acct has \$181.56. The Board reviewed Owner account balances and discussed an Owner behind on Dues. Kaitlyn is trying to coordinate a payment plan. The Board voted that if no agreement can be made that the Owner is at the stage to be sent to collections if an agreement can't be made. Kaitlyn will move forward with this if needed. The Account Register was reviewed and expenses were discussed. The Board reviewed the Capital Assessment 2023 Payments. 14 Owners have paid their annual payment in full. Funds will be transferred to the Money Market Acct before year end. The Profit & Loss report was reviewed and stated that the HOA is over budget on dues from Owners paying ahead but also from an Owner getting caught up. The HOA is over budget in the following expense categories: Snow Removal, Sprinkler Repairs, Tree Trimming/Removal, State Renewal, and Water/Sewer/Trash expense and the Roadway repairs which is categorized under Misc Repairs.
- Maintenance: The Board discussed seeding areas that will be needed this Fall. The areas done in Spring are coming in nicely but there are other areas that need to be done this Fall. One area in particular appears to be having issues because of a dog matter. Owners are responsible to make sure that damage does not take place at their fault, the Owner would need to do treatments to help make sure that the lawn stays alive in the area due to their dog. Some areas around the HOA area also are in need of extra weed treatments to reduce weeds in the lawn. The Board discussed evergreen trees that need to be removed, this will be done in Spring 2024 along with replacing some that were lost in previous years. It was discussed that the trees along Wall Ave are beginning to block visibility and need to be trimmed back. This will be priority # 1 in 2024. One more tree by 131 needs to be trimmed this year so that no branches fall during. The Board also discussed looking at a way to make areas where evergreens are better, some of these areas, especially if an evergreen is removed. Doing something like bark may help to keep these areas looking nicer and weed free. To save cost the HOA could have bark delivered and have Owners/Residents place it around the trees. The Board will further discuss next year and see if there will be enough willing to help to complete this and if it would be a good idea to do. The Board also discussed that some lawn tire marks are being left sometimes and it was asked if the vendor could make sure equipment is clean before coming to mow the property. Kaitlyn will discuss with the landscaper.
- Owner Discussion: One owner has a dog that continues to be outside by itself. The Owner needs to make sure that they are outside with the dog and watching it, if this is not done Violation notices will be sent to the Owner. The Board also discussed that the clutter on Porches and some Patios still needs to be cleaned up. Many Owners have done good at cleaning things up but there are still some that need to clean it up. The Board determined that Violations should be issued to the remaining Owners who are not in compliances. It was discussed that some Owners still need to clean up there flowerbeds as well and that it may be that they just need a reminder that they are responsible for the flower beds.
- Next meeting to be in Dec with the date to be determined. Meeting adjourned at 10:44am.