

SUNSET COVE CONDOMINIUM OWNERS ASSOCIATION
Board of Directors Meeting
October 10, 2020 9:00 AM

AGENDA

Call Board of Directors Meeting to order: President

Request for Secretary to record meeting minutes: President

Roll Call of Board Members: Secretary: Nic Neumann, Jim Higgins, Bill Lyons, Russ Walster and J.C. Zalog. Absent were Jim Smith and Dave Kunze

Call for approval of the minutes of the June meeting: Secretary: J.C. motioned for approval and Bill Lyons seconded with all in favor.

Treasurer Report: Treasurer

Common Budget Checking: \$73,588

Multi Budget Checking: (-6299.00)

Common Reserve Checking: \$38,805

Multi Reserve Checking: \$15,590

For a Total of: 127,983

Association Manager's Report: Connie McCann: Pool heater is now fixed the recent surge affected many things on the grounds. All issues have since been fixed. The new website is now up and running we encourage everyone to log on and register to keep updated on what's going on in the Cove. New residents Tom and Jennifer Connally were introduced they bought condo 411.

COMMITTEE REPORTS

FINANCE & BUDGET COMMITTEE: Dave Kunze: Budget to be discussed a little later in the meeting.

LEGAL: Nic Neumann: We are now in the discovery phase of the Montgomery pending litigation and the insurance company is handling the case with Gail Fredrick assisting when asked.

WATER: Nic Neumann/Bill Lyons: We did have a couple of leaks this past few weeks and Paul and his team was quick to get it stopped and fixed. We lost around 14,000 gallons of water. We have decided to install shut off valves at the condos for owners to be able to shut off their water in the event of an emergency.

SEWER COMMITTEE: Nic Neumann: We did have some damage from the recent surge but Terry Simmons is working on the issues and it will be fixed shortly. We are still going forward with the smoke testing and will send out notices to the owners when it's time.

COMMON BUILDINGS & ROAD MAINTENANCE: J.C.Zalog: Coltrane will be coming out next Wednesday to asphalt the area by the mailboxes in front of condo 1. Our maintenance team has sealed all the cracks in the road with our own equipment.

CORPS OF ENGINEERS COMMITTEE: Bill Lyons: The U.S. Army Corps of Engineers Shoreline Management Plan has been finalized after a six-year long process. To view the updated plan, go to the Sunset Cove website and follow the link located under the "News" section find the document "Table Rock Lake" or go to the USACOE – Little Rock District to view the plan. Please note that the Vegetation Permit regulations were revised, and the SSC Grounds Committee is aware of the changes. The Grounds Committee manages the SSC permit issued in 2017 for a five-year period. It is important the SSC owners/residents coordinate with the Grounds Committee and the Board any desire to do any work on Corps grounds as any violations to the regulation can result in significant fines and loss of privileges on Corps property.

GROUNDS COMMITTEE: Jim Higgins: as a final project for the clubhouse we will be purchasing some shrubbery for the front of the clubhouse. Nic and Paul will go over on Monday and Paul will visit a nursery to get prices. Reminder to all owners that a plan needs to be presented to the board and either Paul or a grounds committee member needs to be present before anything on CORP land is removed. No owner is to take it upon themselves to remove anything that is on CORP land because we will get a fine or possibly dock permits could be pulled.

HOME & LOT OWNERS COMMITTEE: J.C. Zalog: two homes are close to being completed Robert Kistler and Russ Walster. Several other homes are due to begin construction soon.

MULTI-UNIT OWNER COMMITTEE: Jim Smith: The board has been working very hard on the assessment for multi. We will have an assessment of \$4000.00 but we have decided that \$1500.00 will be due in November and then in February-June of 2021 \$500.00 each month will be collected. This way the board can begin some of the projects that are serious and buy lumber while prices are good. The board wants owners to know that if you can pay the full amount up front that would be encouraged.

SOCIAL COMMITTEE: Deb Grace/Lory Tripses: The Sunset Cove Social Committee has been busy these past months in planning activities for August, October, November, December and January. Three new members have been added to our committee: Joe and Cindy Mulick and Richard Grace. We have reached out to additional owners to assist with upcoming events and appreciate their willingness to participate. We encourage all owners to log into the new Sunset Cove web page for detailed information regarding planned activities. Our overall goal is for the webpage to become the go to place for all Social Committee activities. **August – Hatch Chile Roasting Fund Raiser** 300 pounds roasted at a cost of \$220 and 220 pounds were purchased by home owners at a cost of \$2.25 per raw pound. We are grateful for the financial contributions above the actual purchase price.

Total Receipts: \$541.00 the remaining roasted chiles have been bagged and frozen. We have medium, hot and some super-hot available for purchase at a cost of \$4.50 per bag (approximate weight 1.88 pounds)

Game Events at the Clubhouse: Beginning Tuesday, October 13th 7:00 – 8:30 pm and every other Tuesday thereafter. Dominoes, card games, Rummikub and Suspend. Please email Cindy Mulick if you plan to attend. Keep in mind that due to COVID we have a maximum number of people allowed in the Clubhouse.

Halloween Party: Saturday, October 31st – 6:00 pm – at the Clubhouse

BYOB – and dish to share and wear your favorite costume or come as you are.

Silent Auction beginning during our Halloween part funds goes to the Social Committee for future events. The authentic Clark Griswold Blackhawks jersey from the famous Christmas Vacation movie could be yours. Winner will be announced at the December Christmas party. Jersey and auction sheet will be in the manager's office at the Clubhouse following the Halloween party.

2020 Christmas Festivities Clubhouse Decorating: Saturday November 21st – 3:00 pm Bring an appetizer to share during the decorating process. *Social Committee will provide chili, corn bread and a dessert following decoration completion.*

2020 Sunset Cove Christmas Party Saturday, December 19th at 6:00 pm
Bring an appetizer to share.

OLD BUSINESS:

- 1. Budget Discussion:** next week the association manager will send out the 2021 budget with an increase in dues. The new multi amount will be 440.00. Homes will be \$274.00. Lots will be \$179.00 and developer will be \$120.00. If you are part of the large lot estate you will also have a new amount. Please look at the budget that will come in the email for your new total.

NEW BUSINESS: Dave Powers wanted to know if we were going to be removing any more cedar trees in behind his home on the common ground. Jim Higgins said yes and that they will discuss this at the next grounds committee meeting.

Jim Higgins made an announcement that Connie McCann will be leaving the Cove on the 19th. Jim made the comment that it doesn't matter how many years Connie has been here she will be missed greatly.

ADJOURN: Jim Higgins made a motion to adjourn and Russ seconded all in favor.