

SUNSET COVE CONDOMINIUM OWNERS ASSOCIATION
Board of Directors Meeting
November 21, 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 – Jim Higgins, Billy Lyons, Dave Kunze, J.C. Zalog, Russ Walster, Jim Smith and Nic Neumann were all present.

Call for approval of the minutes of the October meeting: Secretary – Russ motioned for approval and Nic Neumann seconded with all in favor.

Call for Final Votes:

Call for Counters of Ballots:

Treasurer Report: Treasurer

Common Budget Checking: 77,575

Multi Budget Checking: (7,326)

Common Reserve Checking: 40,896

Multi Reserve Checking: 17,390

For a Total of: 128,535

Association Manager's Report: Tammy Bishop: tell everyone at meeting on Saturday NOT to call Paul but only in the event of an emergency. He will NOT open the gate for owners. Lightning Strike hit us on Oct. 20 around lunch time. If you are having issues with Suddenlink you will need to call them and give them your physical address so when they come to Sunset Cove they will know where to go. Passing of Mr. Jenkins – we have forwarded the phones to Ingram's office in Springfield. Called the AED Company to get a new AED machine sent to us. It arrived and replaced on Monday. I would like to say how proud we all should be to have a maintenance crew to know how to use the AED machine and to help Mr. Jenkins to stay alive until medical personnel arrived. All of them took turns doing CPR on him and also using the AED machine for about 45 minutes at least. This machine helped keep him alive until he arrived at the hospital.

COMMITTEE REPORTS

FINANCE & BUDGET COMMITTEE: Dave Kunze: Talked about the Line of Credit that we paid \$1,500 each month to pay that back. Assessment collect as of today was \$96,500.

Announce results of Budget Vote and Ratification of the 2021 budget: We had 96% ballots turned in. 79 yes/3 nos. So the budget passed.

LEGAL: Nic Neumann – Montgomery Lawsuit will be a class action lawsuit. Farmers Insurance with Brown & James out of St. Louis will be doing the legal presentation. Farmers Lawyers are gathering information for the case. This case will be complicated and will be held in Lawrence County which Mr. Montgomery requested it to be held there. This case will not be going away anytime soon. This case was filed 2 years ago.

WATER: Nic Neumann/Bill Lyons – We have had a few leaks this year but very minimal down at the sewer plant. We did replace the PVC valve. When ground starts freezing is when the problems start.

SEWER COMMITTEE: Nic Neumann – The plant is working very well. Please do not to flush things that shouldn't be flushed. The motor cost \$6,500 and some was covered under warranty. It was well over \$10,000. 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 – Island has been paved over. We will be getting started either on the kitchen or bathrooms this winter. We are having the gate open during the day.

CORPS OF ENGINEERS COMMITTEE: Bill Lyons – Corp has been finalized and approved. 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. You have to do everything by phone now because their offices are closed. Sunset Cove DOES NOT have a Facebook page.

GROUNDS COMMITTEE: Nic Neumann – The common area between Condos and homes was recommended thinning out the cedar trees. Some owners in that area don’t want the trees cut because of privacy along Monterey. The wall between 4 & 5, Doug from Earth Art is preparing recommendations of plants to be put back into that area. He will give us a layout plan and then it will be given to board. Shoreline – 1 & 2 developing a plan to clean the path out. It is very sensitive with the Corp for approval. There is sensitive trees and plants in that area. We will start developing plans for other areas on the grounds.

HOME & LOT OWNERS COMMITTEE: J.C. Zalog - Several other homes are due to begin construction soon.

MULTI-UNIT OWNER COMMITTEE: Jim Smith: Thank you Jim and Bill for everything you have done. We talked about the assessment and thank you for all your comments and encouragements. You should be starting to see the results of the wall being rebuilt by Building 4. We will be communicating to let you know what will take place next. The 3 decks on the townhomes will be next. Guttering is after that. The Structural Engineering Company we hired about the decks found nothing to alarming. We will be looking at what we can do in house.

Smoke Alarms please look at the dates and most important change your batteries.

SOCIAL COMMITTEE: Deb Grace/Lory Tripses – We started painting on the kitchen in the clubhouse. Everyone wanted to tell them thank you and it looks very nice. We will start to decorate at 3 today (Saturday, Nov. 21) for Christmas. Due to the COVID we will not be having a meal during the decorating or a Christmas party this year. Fundraising events – authentic Clark Griswold Blackhawks jersey from the famous Christmas Vacation movie is hanging in the office that we are taking bids for 2 more weeks. Money will go to buy more Christmas decorations.

OLD BUSINESS: none at this time.

NEW BUSINESS:

- 1. The approval of Coltrane Asphalt in the amount of \$5000.00** - Russ Walster motioned for approval and J.C. Zalog seconded with all in favor.
- 2. Insurance Renewal** – Renewal is December 29 every year, we made an estimate to put into the budget of 10% increase. In the budget for General/property insurance was a 34% increase, marine/lawn mowers, work comp for employees, umbrella policy and director & policy were the same. We had a \$400,000 waste water plant claim, and the lawsuit for Scott Montgomery, so thereforth we have lost our 15% discount for the next 2 years. Farmers didn’t drop us after the wastewater treatment plant or the tornado. What we can do is building values 80% replacement cost to 94%, \$14,348 million full coverage/full cost increasing to \$25,000 deductible for home owners would be \$250 for home owners. Drop policy down to \$76,000 which would be \$6,000 more than what we budgeted. Renewal with Farmers Insurance would be for \$14 million, deductible to \$25,000 with additional 15% increase. Multi’s claims deductible is only \$25,000. J.C. Zalog motioned for approval and Russ Walster seconded with all in favor.
- 3. 2021 Meeting Dates** – will be on the website. There will be two board positions open. Jim Higgins said we would start either on the kitchen or bathrooms right after the holidays. Projects done before Spring.

ADJOURN: J.C. Zalog motioned for approval and Bill Lyons seconded with all in favor.