

SUNSET COVE CONDOMINIUM OWNERS' ASSOCIATION
Board of Directors Meeting
March 20, 2021 9:00 AM
Minutes

Call Board of Directors Meeting to order: President

Request for Secretary to record meeting minutes: President

Roll Call of Board Members: Mary Anne Burleson: Jim Higgins, Bill Lyons, Russ Walster, Jim Smith, J.C. Zalog, David Kunze and Nic Neuman attended the meeting.

Call for approval of the minutes of the November meeting: Jim Higgins called for approval of November minutes. A motion was made and minutes approved.

TREASURER REPORT/BUDGET: David Kunze

Common Budget Checking – \$186,607

Multi Budget Checking – \$34,948

Common Reserve Checking – \$40,900

Multi Reserve Checking – \$11,355

Petty Cash - \$50

Total Cash - \$272,860

Legal: Nic Neuman

Nic gave an update of the lawsuit proceedings.

Water: Bill Lyons

Bill discussed the three recent leaks and how much water was lost. We lost about 60,000 gallons.

Sewer: Nic Neuman

Nic discussed the broken pipe and blower repairs.

Common and Roads: J.C. Zalog

J.C. discussed the continuation of sealing the roads.

Corp of Engineers: Bill Lyons

Nothing to report

Committee Reports

Grounds Committee: Nic Neuman

The grounds committee met about vegetation and trees around the condos. Some of the trees will be trimmed but not removed due to possibility of erosion.

Paul will be reinforcing the rock wall at Building 1.

Landscaping is now complete along buildings 4 and 5.

Lots and Homes: JC Zalog

There are five homes under construction at this time.

Multi Committee: Jim Smith

Screened in decks are okay but will still need approval. All-Season enclosures are not permitted due to excessive weight on the piers. The piers are not structural wood and not designed for the added weight.

Bird houses have been approved using baling wire but not on Corp property. Do not use nails or screws to attach to the trees.

Rule reminders: Quiet hours are from 10PM to 8AM, storage boxes and trailer parking will be enforced as provided by the by-laws.

Discussion brought up about signs, paint colors and light fixtures. Rules need to be uniformly enforced. No outdoor improvements can be made to the building without board approval.

Discussion about outdoor carpet and stairs. The association is responsible for decks and carpeting. Trip hazards should be reported to the board. The workorders can be submitted online and by using the forms at the clubhouse.

Maintenance Operations: Jim Higgins

The snow removal efforts from the storm in February was discussed. The policy was explained as well as equipment failures. The policy calls for the steepest streets and tightest turns to be cleared first. The maintenance spent three nights in the clubhouse to make sure they could work the next day. The team was applauded for their efforts. There was a discussion about assistance with snow removal for homeowners. Our insurance does not cover any actions of employees on private property.

Assessment project updates: Jim Higgins

Retaining wall on building four is complete. Landscaping in building 4 and 5 beds are complete. New code compliant, deck rails on building 1 and 4 front and back have been approved. The contractor is waiting on materials. Anticipated start date of mid-May. Landscaping on building 1 has been approved and should begin soon. Installation of Replacement and new guttering was delayed by weather but is underway. Townhomes 1-4 will be resided soon including a tear off on the lake side.

Website: Jim Higgins

A tab for stories has been added to the website. Anyone who has stories about the history of this area is asked to contribute. Work orders can be submitted via the website.

New Business:

Changes to the appearance of outside of multi need to be approved by the Board of Directors & the Architectural Committee.

The bylaws state no basketball hoops attached to home or building, no flag poles, or signs on buildings. The board has agreed to review this bylaw.

A comment was made about not receiving emails about heat checks. Discussion about no entry heat checks for next season. A burst water pipe hurts several multi owners. We are all interdependent. One frozen pipe could damage many units.

Everyone was reminded to vote for the election of officers by 23-APR 2021.

Paul and Ann Bluto offer a free IMAX movie Ozark Legacy and Legend to residents. They also offered at 20% discount to "Heroes" when it opens (near the Titanic).

Adjourn