

SUNSET COVE CONDOMINIUM OWNERS' ASSOCIATION
Annual Property Owners & Board of Directors Meeting
April 24, 2021 9:00 AM
Minutes

Call Board of Directors Meeting to order: Bill Lyons

Request for Secretary to record meeting minutes: Bill Lyons

Roll Call of Board Members: Mary Anne Burleson: Bill Lyons, Russ Walster, Jim Smith, J.C. Zalog and David Kunze attended the meeting. Jim Higgins and Nic Neumann did not attend the meeting.

Call for approval of the minutes of the November meeting: Bill Lyons called for approval of March minutes. A motion was made, and minutes approved.

Maintenance Operations: Bill Lyons

The maintenance team was introduced and thanked for the efforts during the snowstorm.

Announcement of board candidates running for election for 2 open seats. Candidates were Richard Grace, Joe Mulick & Nic Neumann. Last call for ballots. Meeting break was taken so the 4 counters (Arlyne Eutsler, Arlene Werth, Fran Webster, Cathy Freeman) could count the votes. The counting was overseen by David Kunze and JC Zalog. The vote counts were registered by Mary Anne. Count was completed with Joe Mulick and Nic Neumann being elected to a three-year term.

TREASURER REPORT/BUDGET: David Kunze

Common Budget Checking – \$166,339

Multi Budget Checking – \$38,300

Common Reserve Checking – \$40,901

Multi Reserve Checking – \$8,355

Petty Cash - \$50

Total Cash - \$235,945

Budget Timeline: Bill Lyons

- Process starts week of August 13
- Budget review for Multi-Owners on September 18 from 8:00-10:30 and Lots/Single family homes from 10:30-1:00. All owners are invited to both meetings.
- Week of October 11 proposed budget and ballots sent to owners for review and vote.
- November 20 ballots will be tabulated

Committee Reports

Legal: Bill Lyons for Nic Neumann
Bill gave an update of the lawsuit proceedings.

Sewer: Bill Lyons for Nic Neumann
Installation of new pump and spray manifold was approved by the board to stay in compliance. Gave a brief recap of the sewer operation. Cheryl Peterson asked a question about how the WWTP was licensed. She was promised a follow up answer after the meeting.

Common and Roads: J.C. Zalog
J.C. discussed the continuation of sealing the roads and crack sealing.

Grounds Committee: Bill Lyons
Discussion regarding tree removal between the condos and single-family homes. It was decided after an arborist recommended no trees or vegetation be removed due to possibility of erosion.

The planning for the path to the lake is still in process. Arlene and Terry Werth were thanked for all their hard work.

Corp of Engineers: Bill Lyons
Only item to report was the road over the dam will be shut to one lane from April thru October for road repair.

Water: Bill Lyons
No major leaks since the last meeting in March.
Water consumption in on track with budget.

Lots and Single Homes: JC Zalog
There are three homes under construction currently. The construction of two home have been placed on hold.

Multi Committee: Jim Smith
Work on townhome A will begin soon. The materials are here.
Work on replacing the pillars on the decks of building 3 will begin weather permitting.

Reminder to be respectful of others regarding noise and smoking outside.
Landscaping for building 2 will be added if funds available.
The trim on building 1 needs to be reviewed.

Social Committee: Deb Grace, Lory Tripses and Cindy Mulick
Announced the Ladies and Men's luncheons will resume on the second Thursday of each month. Seating may be limited and on a first come first serve basis, depending on the limitations of the restaurant venues. Ladies luncheon Thursday May 13 will be at

Vino Cellars. Men's lunch (May 13) will be at Shimi's Food Truck. A notice will be sent prior to each luncheon for an RSVP.

The annual Golf Cart Parade will be held again around the July 4th holiday. More details forthcoming.

New Business:

Jim Higgins will continue to work with contractors for the multi assessment.

Taller toilets were requested for the clubhouse restrooms.

The clubhouse was inspected by the fire marshal. No violations were recorded except for the emergency lights downstairs.

Residents were reminded to have guests and/or one-time contractors call the owner for gate entry. If using a long-term contractor, please call the office to get a temporary pass code for the gate.

A committee is being formed to create an updated emergency disaster plan.

When parking trailers at the clubhouse be sure to call the office to let them know. Paul will move trailers to the trailer lot if there is room. The office and Paul must be made aware of the request for trailer storage before an owner parks a trailer. The Bluto's have a Boat & RV Storage facility on 265 with reasonable prices.

Owners were requested not to block the recycle bin so it can be relocated to its new location on May 4. Also, not to block the road going around building 5 for recycle pick-up and emergency vehicles access.

2021 Board Meetings: All begin at 9:00 AM: March 20, April 24, June 26, October 9, November 20

Adjourn: New board met in executive session to elect officers and make committee assignments.