

**SUNSET POINT HOMEOWNERS ASSOCIATION
ANNUAL GENERAL MEETING HELD JULY 5, 2018**

The Sunset Point Homeowners Association convened its Annual General Meeting at 10:00 a.m. on July 5, 2018. Unit owners signed in prior to the meeting. R. David Russell, President, called the meeting to order. A quorum of homeowners was determined to be present. Homeowners were given a copy of the previous year's meeting minutes and 2017 financial statements for review.

Introduction of H.O.A. members and board members

All homeowners present at the meeting introduced themselves and indicated which unit they own. The board members introduced themselves. The board members in attendance at the meeting were R. David Russell, Mary Ellen Turmell, Guy Rogers, Mike Hart and Gary W. Bjelland.

Review and approval of 2017 Annual General Meeting Minutes

The first item on the agenda was to approve the minutes of the July 1, 2017 meeting. Upon motion made, seconded and unanimously passed, the minutes were approved as written.

Financial Report for 2017 and approval

The second agenda item was the 2017 Financial Statement. David Roberts presented a brief overview and answered questions regarding the same. Key numbers indicated cash in the bank as of December 31, 2017 of \$291,310.41, a decrease of \$111,310.89 from the same date the previous year. Net income for 2017 was a negative \$108,001.49. The decrease in cash and the negative net income were due to the payment for the new roof installed on Building No. 1. Accounts Receivable as of December 31, 2017 was \$14,584.36.

Old Business

David Roberts gave a summary of the roofing project, and stated that the final cost approximated \$190,000.00. He indicated how there would be an in-service for the five

condominium owners in Building No. 1 concerning not walking on the roofs. He indicated that extra tiles would be stored out of sight.

David indicated that Pioneer will finish all roofing projects it is aware of before it quits doing this type of work. Pioneer has been doing roofing repairs for us. David indicated how trim painting would continue this summer.

New Business

A question was raised as to use of the clubhouse by homeowners and their guests, and if use of the clubhouse by “renters” was any different. It was noted that the rules don’t address this.

There was discussion concerning the concrete work between the Cain unit and the Hart unit, to get it in a proper completed condition. The Board agreed to address this.

It was noted that the flowers look real good this year.

It was requested that a communication be delivered to all condominium owners twice a year or so along with copies of Director meeting minutes.

Inquiry was made as to the chemicals used on the lawn and David answered the same. It was noted that the Christmas lights up above are hanging down and need to be addressed.

Discussion concerning boat covers and putting them on and off was had. It was noted that Home Watchers puts them on for \$100.00 and takes them off for \$100.00. Another unit owner commented that another person had charged \$140.00 each to do the same.

Alan Cain pointed out that it is the Board’s responsibility to fine members for non-compliance with the Association rule, and how violations by renters is the

responsibility of the owner of the unit. It was stated that a homeowner's insurance policy does not cover renter's acts for more than a one month rental. Guests as well as owners, should not be disruptive, and from 11:00 p.m. on should be "quiet time." It was noted that fines could be enforced through liens on an owner's unit.

R. David Russell pointed out that no formal election of Directors was held at the 2017 meeting as a quorum was not present at the time for the election. As such, Gary W. Bjelland and Mary Ellen Turmell retaining their seats for another one year term (2017-2018) was ratified by the members.

Directors to be voted on for the term of 2018-2021

R. David Russell noted that two Director positions were up for re-election for three year terms. Those seats are currently held by R. David Russell and Mike Hart. Both Board members indicated they would be willing to re-nominated and serve for another three year term. Upon motion made, seconded and a vote being taken, R. David Russell and Mike Hart were re-elected for another three-year term.

Directors to be voted on for the term 2018-2020

R. David Russell noted that two Director positions were up for re-election for two year terms. Those seats are currently held by Gary W. Bjelland and Mary Ellen Turmell. Both Board members indicated they would be willing to be re-nominated and to serve for another two year term.

R. David Russell opened the floor to additional nominations, and Seanne Klingensmith was nominated to serve as a Director. After being put to a vote, Gary W. Bjelland and Seanne Klingensmith were elected to serve for a two year term.

There being no further business to come before the Annual Meeting, upon motion made, seconded and unanimously passed, the meeting was adjourned.

Dated July 5, 2018.

Respectfully submitted,

Sunset Point Homeowners-Board of Directors by:

Gary W. Bjelland, Secretary