

## *Sunset Lakes Homeowners Assoc. -North Carolina*

Special Members Meeting Held at 522 Medcalf Road

February 10, 2024

Secretary/Board – Charlene Treude

Board Members John Johnson, Nicole DeTorres

Attached is sign in sheet at the door.

Pledge of allegiance was commenced.

10 am beginning time.

Agenda was approved pre-distributed and adopted to include:

- Gaps in the Association Structure / Positions to be filled.
- Legal dispute against the HOA and retainer fee
- Current HOA balance and funds
- Lake
- Causeway Culvert Emergency
- Pothole and Road Maintenance
- Forward: What our next step options as a community /Open Discussion

Keri Guertin, resident, prepared a presentation and spoke on its contents. Keri also spoke on historical data and information researched. She discussed culvert repair issues and upcoming meeting with Mr. Williamson with the idea of his company helping fix the culverts.

John Johnson and former President Stan Thurston Spoke on current lawsuit. Background and actions taken. HOA named as defendant in civil suit by a resident. 30 day extension had been filed. Hiring attorney Chris Behm. \$7500 retainer fee.

Notice of empty board/ officers seats.

Awareness on rough fill for potholes.

Recollection of past issues of collapsed culvert by multiple residents.

Open Discussion commenced.

Most Notable Take aways

- Move annual meeting date up
- No decisions or changes to board until annual meeting
- Former Chairperson Jen Steinke spoke on history
- Kim Loucks spoke on moving forward

Meeting ended.

Respectfully submitted,  
Charlene Treude