

**SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.**

**2024 ANNUAL MEETING**

**ANNUAL MEETING MINUTES**

**Saturday, March 23, 2024 at 10:00AM**

Sunset Beach Fire Department – Meeting Room

102 Shoreline Drive

Sunset Beach, NC

9:57 – 10:10 The Fire Department Chief and Fire Marshall provided a safety briefing. They then described the services that they provide. They answered questions from the members.

10:10 – 10:13 Call to Order. The meeting was called to order by Board Chair Charlene Treude at 10:12. She introduced herself and the board members. Currently there were 3 board members, herself, John Johnson and Nicole DeTorres. All were present. The Treasurer Kim Loucks and Secretary Ann Thurston were also present.

Verification of Quorum. The quorum was reached, with a total of 38 votes present, and 23 proxy votes.

10:13 The Pledge of Allegiance was conducted.

10:14 Board Chair Charlene Treude clarified the rules of order for the meeting

10:15 The previous year's Meeting Minutes were displayed. They were approved by the members as written.

10:16 – 10:25 A financial review was presented by Treasurer Kim Loucks. He displayed the report current to March 22, 2024. He reviewed what items are fixed costs with the annual budget required for these, status of member dues and the bank balance.

10:25 – 10:32 Board Chair Charlene Treude began a presentation about the association, with a review of past and present status, and old business.

10:32 – 10:57 Board Member John Johnson discussed the Lawsuit currently in progress. He provided a background of the lawsuits by 2 members and how the HOA was added to the lawsuit in December 2023. He discussed the HOA lawyer costs and if the suit is not settled soon it could lead to HOA bankruptcy. Questions from the members were answered.

10:57 – 11:02 Board Chair Charlene Treude then resumed a brief presentation on the benefits of the HOA as it is constituted, and the desire to Focus on the Future.

11:02 – 11:06 Kim Loucks made a motion to move to the voting of new board members, with a concern that there wouldn't be time to complete this by 12:00 (scheduled end of meeting). The motion was seconded by Matt Ewadinger. After receiving comments from members who wanted the general discussion held before the voting, Kim Loucks withdrew his motion and it was seconded by Nicole DeTorres.

11:06 – 11:30 Board Chair Charlene Treude announced the start of the General Discussion. She read rules for the open forum and that each member who wanted to speak would have 3 minutes each. She

stated the general discussion would be ended at 11:25. At 11:25 two more members wanted to speak so it was extended to allow them to speak.

11:30 – 12:10 Kim Loucks again made a motion to move to the election process and it was seconded by Jennifer Steinke. The motion was approved. Nominations were then taken from the floor. All nominations were added to the white board at the front of the room. There was a total of 8 members nominated for the 5 board member positions.

The nominations included Tom Elam, Jennifer Steinke, Kim Sager, Keri Guertin, Frank Dancy, Rick Rice, Bill Arp, Larry Pasco.

The ballots were collected and tabulated by Mike Treude and Pam Johnson, and observed by the Secretary Ann Thurston.

The top 5 vote getters were listed on the white board and announced to the members (this is not in the order of votes received): Jennifer Steinke, Frank Dancy, Rick Rice, Bill Arp, Larry Pasco

12:11 Laurie Vass moved to adjourn the meeting and it was seconded by Denise Lewandoski.

12:11 – 12:16 There were comments from several members asking how the proxies were verified. The process was clarified by Board Member John Johnson. Several members stated they planned to resign from the HOA.

12:17 Board Member John Johnson moved to adjourn. It was seconded by Stan Thurston. The motion to adjourn was approved.

Respectfully Submitted (3/25/24 @ 11:55AM):

Ann Thurston, Recording Secretary  
Sunset Lakes Homeowners Association, Inc.