

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

Monday, August 16, 2021

A. The meeting was called to order by Ron Davis at 6:31 PM.

B. Certification of Quorum for regular board meeting

Present		
X	President	Ron Davis
X-late	Vice President	Lee Tibbitts
X-late	Secretary	David Diamond
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin

Additional Attendees

X	Leland Management	Brittany Robberecht
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C. Notice of Meeting

Posted at the entrance community boards and posted on SLHOA.com website.

D. Prior Meeting Minutes Disposition

Ron moved to approve the minutes from the BOD Meeting on August 2, 2021

Julie seconded.

Ron, Julie, Tim – yea

Lee and David – absent

Motion adopted

E. Reports from Officers

President

Ron discussed the results of the Asphalt Restoration Technology Systems, Inc. evaluation of Sunset Lakes roads:

- This property has untreated, virgin asphalt and is showing severe signs of damage from oxidation in the form of raveling, cracking, and fading.
- There is ponding or puddles which are occurring on property that is causing the asphalt to oxidize at an accelerated rate. Either way, the best resolution is to inform a paving contractor prior to a new overlay and ask them to shoot the grades and install a level and grading lift to correct the issue properly
- Noting the abundance of alligatored areas on property and the open areas of pavement, we can clearly see that this pavement is less than 1/2" thick if not closer to only 1/4" thick which is about a stone thick! The severity of the cracking on

property shows that there is water intrusion getting to the sub-base and causing more damage each day the pavement is left open.

- “Cold patch” the potholes
- In final, there are NUMEROUS areas of depressions along the curb line that are showing signs that there is some type of underground issue happening. The depressions located near the drain basins clearly show that there is some type of issue going on with the underground infrastructure and most likely right at the junction box where the pipes are “punched in” during construction. We see a lot of the seals that connect the male and female pipes fail over time and begin allowing water to pull in the base material surrounding the pipes which then reflect up into the asphalt cap. These are correctable and easily discoverable by having the pipes scoped and lined or corrected prior to doing anything with your pavement.
- ARTS recommended we deal with the underground issues first.
- Because of how thin the pavement is on property, nothing we do will stay around long enough to reap the benefit of the investment. The severe alligating and sub-base issues are only going to get worse so be prepared when you are ready to deal with the asphalt that your quotes might have to include some base stabilization. Investing any money into the current asphalt cap will only be ripped out when the roadways are replaced.

Treasurer

Julie recommended we have an additional BOD meeting to discuss roads in more detail. Meeting is scheduled for August 31 via Zoom.

Director at Large

Tim recommended contacting Brewer Asphalt and Goodson Asphalt.

F. Unfinished Business

None

G. New Business

1. Julie moved to make mid-year budget adjustments as follows:
Move \$5000 from Bad debt to Legal
Move \$5000 from Tree Trim/Removal/Replacement to Legal
Move \$1000 from Project Assistance to Electricity
Move \$2000 from Federal Income Tax to Electricity
Move \$1000 from Telephone to Electricity
Ron seconded. All in favor, motion adopted.
2. Ron moved that the Board approve a one-time waiver of late fees and interest for all homeowners who incurred them on their July 1, 2021 assessment between July 16, 2021 and August 15, 2021. This motion of waiver does not include the \$20 collection fee charged by Leland as this is a hard cost that must be paid. The waiver does not apply to homeowners who paid their assessment after August 15, 2021. Tim seconded.

Ron, Lee, Tim, and David – yea
Julie – nay

3. Ron moved that the Board approve sending a legal letter to the homeowner at 3774 Sunward Dr. for the Association to cure the violation of landscaping of the entire property. Date to be determined based on condition of property. Tim seconded. All in favor, motion adopted.
4. The Board discussed pressure washing common areas including cost and who does it. Frank can continue to do it but it will cost \$300/day or the work could be contracted out, or a combination of both.
5. The Board discussed how to enforce the 72-hour allowance homeowners have to keep their RV, boat, or trailer at their property that are not behind a security fence or in a garage or building (Island Estates only). The Board decided that if a homeowner receives a violation, it is incumbent on the homeowner to inform Leland Management (per the violation letter) when the violation is cured to avoid further violations.

H. Next BOD meeting: August 31, 6:30 pm via Zoom

I. Ron adjourned the meeting at 8:32 PM.