

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

Tuesday, August 31, 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	Vice President	Lee Tibbitts
X	Secretary	David Diamond
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin

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 16, 2021. David seconded. All in favor, motion adopted.

E. Reports from Officers

President

Ron reported that Holbrook Asphalt briefed some Board members on their HA5 asphalt restoration product. The product looks to be a fit for most of Sunset Lakes roads that could extend their having to need milling and repaving by 5-7 years or longer. Sunbeam and Sunflower are beyond life extension and will need to be milled and repaved within the next year or two. Before restoration or repaving, the Association needs to have a company who specializes in storm drain issues to assess the road storm drains (approximately 10) to see why there appears to be base settling above the drain pipe. This could be due to the pipe separating or cracking allowing the base material to seep into the pipe.

The other consideration is milling and repaving the rest of SL drive when Sunbeam and Sunflower are worked. The economy of scale should play a factor in making that decision.

Treasurer

Julie reported that letters waiving the late fees and interest for the July 2021 assessment were mailed to 63 homeowners.

Director at Large

Tim reported that some homeowners did not understand what constitutes the fascia part of their house.

F. Unfinished Business

None

G. New Business

1. Ron moved the Association pay to have oak trees in the easement removed when the Board determines the tree's roots are negatively impacting the sidewalk, gutter, apron, or storm drain. David seconded. All in favor, motion adopted.
2. Ron moved the Association reimburse the two homeowners who paid to have the oak trees removed in April 2021 as directed by the Board. These homeowners will be required to provide an invoice/receipt for the cost of tree removal. In addition, the motion included \$200 compensation to the three homeowners who removed the trees themselves. Tim seconded. All in favor, motion adopted.
3. Julie moved to submit the draft amendments to the Covenants and Restrictions, Bylaws, Articles of Incorporation, and Rules and Regulations to Clayton-McCulloh for legal review prior to providing them to the homeowners before a membership vote to approve or disapprove. Ron seconded.

Ron, Julie, Lee, and Tim – yea

David – nay

Motion adopted

4. Ron moved that homeowners be allowed to leave their storm shutters installed/closed as follows: "Occupied homes must have one door not shuttered to allow access by emergency personnel if required. Occupied homes must remove shutters after 72 hours of a storm or within 72 hours following an "All Clear" for a hurricane. For unoccupied homes, homeowners must inform the Association's management company with written documentation (email will suffice) in advance of vacancy with shutters installed/closed when there is no evacuation ordered (snowbirds for example). Tim seconded. All in favor, motion adopted.

H. Next BOD meeting: September 20, 6:30 pm via Zoom

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