

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

Monday, June 21, 2021 at 6:30 pm

A. The meeting was called to order by Ron Davis at 6:30 PM.

B. Certification of Quorum for regular board meeting

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

Additional attendees

X	Leland	Brittany Robberecht
---	--------	---------------------

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 June 14, 2021 BOD Meeting. Julie seconded.

Ron, Dave, Julie, Tim – Yea

Lee - absent

Motion adopted

E. Reports from Officers

President

Frank and Ron walked a couple of the lakes with a representative from Lake and Wetland (now owned by Solitude Lake Management). The geotubes that were installed about 6 years ago are the type where sod and plants do not grow into them. The grass lays on top and grows towards the water. That's why it may look uneven around the edge of the pond. There are some areas where the tube has been torn and we need to monitor those. They are repairable when we get to that point. The representative recommended the landscaper not weed trim around the edge of the tube to prevent from cutting it.

Secretary

Nothing to report

Treasurer

Julie gave a summary of the budget. Overall the Association is approximately \$8K over budget as of April 30, 2021. Part of the \$8K is \$5.6K of prepayment to Clayton-McCulloh for a reduced hourly rate for legal services.

The Finance Committee will perform a mid-year review of FY 2021 by July 31, 2021.

Brittany mentioned that Leland's process is to provide the draft 2022 budget to the Board by August 30th.

Director-at-Large

Tim mentioned that in June 2019m FDC programmed to have the gates opened for the first Saturday every month but after a circuit board was replaced, this no longer happened. Ron said FDC would program the gates to open every Saturday from 8 am to 2 pm. at no charge.

F. Unfinished Business

1. None

G. New Business

1. Ron moved to allow Amazon to install a device on one of the entrance gates to SL and one on the Island Estates entrance gate to allow drivers to access the community. The device will only work if the driver has a package to deliver. Once delivered, the ability to reenter is disabled. Dave seconded. All in favor, motion adopted.
2. Ron recommended the Board endorse First Friday events in the main park by using the letter boards to notify homeowners of social events in the community. Julie, Dave, and April recommended using the SLHOA website to link to a homeowner created Sunset Lakes Facebook page for event details.
3. Ron moved to approve of the draft Covenants, Codes, and Rules Compliance Policy. Lee seconded. All in favor, motion adopted.
4. Ron moved we increase the spending limit on Frank's Leland credit card from \$1,000 to \$2,500. It could take up to 30 days to get the card paid and reset to \$0. Julie seconded. All in favor, motion adopted.
5. Ron moved to appoint Paola Bush to the Welcoming Committee. Julie seconded. All in favor, motion adopted.

H. Next meeting: July 19, 2021 via Zoom.com at 6:30 PM.

I. Ron adjourned the meeting at 7:59 PM.