

Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
August 24, 2024
Doug Berard's Home
Minutes

Attending: Claire Colson, Doug Berard, Kathy Edmonds, and Lori Campbell

Absent: Annie Hayes and Dawn Bachmann

Members Present: None

1. Call to order:

The meeting was called to order by Doug Berard at 9:05

2. Meeting Minutes:

The minutes of the June 22, 2024 meeting had been circulated and approved via email and have been posted to the SCHOA website.

3. Finance Report

Doug Berard presented the financial report for Dawn Bachmann. All of the regular bills were paid as well as Phase 3 of the Washington Court refresh which was a total of \$7,995.94. As of the end of August the Checking account balance was \$26,598.35. The Reserve account balance was \$7,476.68.

4. Committee Reports:

4a. Architectural Review Committee:

Doug spoke for Annie Hayes. There has been an offer made and accepted on WPE 11 and it is currently in escrow. The Crest condo at 2320 #201 has sold. SCE 6 is still for sale. It has been relisted with a different realtor.

4b. Landscape Committee:

Claire Colson presented the Landscape report.

- The Washington Court refresh has been completed.
- Claire, Doug and Dawn have been working on a plan for revisions to the planting strips. There was quite a bit of discussion regarding grass versus rocks in the strips. Doug will send out the guidelines for approval and the board will vote.
- The Landscape chair will no longer organize the irrigation winterization/start-up or backflow testing. Very few homeowners took advantage of the service so it was not worth Claire's time. She will send a notice to the people who were interested, giving them the information to make arrangements on their own.

4c. Publicity Committee:

Doug will get the newsletter out soon.

5. Old Business:

Nominating committee:

The committee has met and is interviewing potential candidates. Doug Berard and Dawn Bachmann have both agreed to serve one more year to help the new members get organized.

6. New Business:

Windemere Property Management:

As it has become more difficult to find people to serve on the HOA Board, we need to look at alternatives to the current 6-7 member board. There are approximately 150 residents in Sunset Cove and, of those, only 19 have ever served on the HOA Board. It appears to be time to look for someone to help run the HOA with a much smaller board. According to the CCRs, the minimum would be a 3-person board with some combination of president, vice-president, secretary and treasurer.

Doug and Dawn have met with Windemere Property Management to get an idea of what it would cost for them to take over most of the board duties. The first bid was \$10 per door which totals \$860 per month for our 86 doors. There was some discussion of what Windemere would be responsible for. As the Sunset Cove HOA is well organized and there are few maintenance issues other than basic landscaping, Dawn and Doug will counter with \$4-5 per door. This would mean an increase in HOA dues, but unless someone wants to serve on the board that is unavoidable.

7. Upcoming Meetings: The next meeting is scheduled for October 12th at 9:00 am via Zoom with a link available on the Sunset Cove website.

The meeting was adjourned at 10:27 am.

Respectfully submitted,

Lori Campbell, Secretary