

Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
October 12, 2024
Zoom meeting
Minutes

Attending: Doug Berard, Dawn Bachmann, Kathy Edmonds and Lori Campbell

Absent: Claire Colson and Annie Hayes Members Present: Bob Rosain

1. Call to order:

The meeting was called to order by Doug Berard at 9:00 am

2. Meeting Minutes:

The August 24, 2024 minutes were circulated and approved via email and are posted on the Sunset Cove website.

3. Finance Report:

Dawn Bachmann reported that we are close to budget for the year. We went ahead with phase 3 of the Washington Court refresh this year with the understanding that we would not do another big project in 2025. This has left the reserve account a little lower than planned but we should have some funds left in the checking account at the end of the year that can be transferred to Reserves.

As of October 12, 2024, we have \$23,160.69 in the checking account and \$8,054.74 in the reserve account. Dawn will post the October month-end report when she receives the statement.

Dawn and Doug have prepared the 2025 budget and will present that at the November 16th meeting.

4. Committee Reports:

4a. Architectural Review Committee:

There is a new realtor representing the property at 2409 Washington Court. There have been several open houses and one couple expressed some interest but so far, no offers.

4b. Landscape Committee:

There is a tree by the gazebo that has been flagged by Urban Forestry as a target risk and should be pruned. We have an estimate from Sonshine Tree Care that includes a discount if the HOA, the Campbells and the Grafs all have projects completed at the same time. There is another estimate scheduled for October 21st with Evergreen Tree Care for a comparison. The board approved the pruning of tree.

Doug presented the Parking Strip Improvement Guidelines which would give members some guidance if they would like to go ahead with trees and/or groundcover in their parking strip. The Board voted to approve the Guidelines.

4c. Publicity Committee:

The fall newsletter has been distributed to all members.

5. Old Business:

5a. Windemere Property Management:

Doug and Dawn will continue to meet with the representatives from Windemere.

5b. Nominating committee:

The nominating committee was very effective in recruiting potential Board members. The members to be voted on before the annual meeting are:

President: Doug Berard (the Gardens) one year term

Vice-president: Bill Dubiel (Washington Ct.)

Secretary: Janie Crane (Washington Blvd.)

Treasurer: Dawn Bachmann (Doe Run) one year term

Architecture: Bob Rosain (Washington Blvd.) one year term

Landscape: Liana Yelle (Washington Blvd.)

Publicity: Possibly Bev Bothel (The Crest)

6. New Business:

The next meeting will be a closed meeting to discuss the 2025 budget. Potential new board members will be invited as well. Dawn is looking into the use of Zelle for payment of dues and will have that information for the November meeting.

The 2025 Annual meeting is scheduled for Tuesday, January 21, 2025 via Zoom.

7. Upcoming Meetings: The next board meeting is scheduled via Zoom for November 16, 2024 at 9:00 am. This will be a closed meeting for the Budget review.

The meeting was adjourned at 9:40 am

Respectfully submitted,

Lori Campbell, Secretary