



HOA Meeting Notes

Tuesday, December 21, 2021

6:34 p.m. Called to Order

Attendance

- Trevor
- Kim
- Chuck
- 5 homeowners

No quorum; prior minutes approved.

Community Report

- Reviewed delinquencies – three units with liens
- Reviewed financial snapshot

Old Business

- Center Sunset Point sign number repaired in August
- Eastern Sunset Point stop sign repair ordered; on backorder; ETA is January 2022
- Sunset Point perimeter wall hit on December 7; filed insurance claim; Kim met with officer; Trevor called insurance company; waiting for input; discussed possibly putting bollards in front of brick portion
- Compliance and general info document for residents needs to be finalized, printed and delivered

New Business

- Board vote on 2022 budget: Trevor motioned and Chuck seconded; passed
- Storage solution for files; Kim and Trevor can no longer hang onto them; discussed making them digital or asking for volunteers to store them; need to find out if a Board member can only store these files
- Dues coupons: from now on all payments need to go directly to the bank; do not give dues to Board members
- HOA Insurance increase: discussed problems with insurance agency, trying to get info, mistakes made, phone calls and emails not returned; shopping for new insurance agency for this year if possible
- Lawn contract terminated; discussed replacement and expectations of mowing and trimming in both overflow parking areas, trim along the wall on Hercules and edging and blowing along overflow parking areas; expectation is weekly in the Summer (April-November) and bi-weekly or once a month December-March
- HOA PO Box: Kim will not be able to check the box during the summer when she's out of state; need a volunteer to help check the mailbox and communicate with Kim so she can continue to pay bills; need to find out if a Board member can only check the PO BOX
- Long Center contract for 2022 meetings: need to finalize and reserve space; going forward with them again in 2022, and they owe us a free meeting
- Vote on HOA magnets for homeowners; table until next meeting.

Member Comments

- Discussion about dues may need to be raised next year because money is needed to replace the wooden fence and the block wall needs repair and paint. Also, the road needs to be repaired and drains need to be worked on.
- Comments about \$12.50 increase for the year; more discussion from others about possibly having another survey; discussed survey that was done in 2014 with low response rate.
- Discussed special assessment for the road and fence repairs, to be collected from every unit.
- Discussed concern about renter with dog continuing to bark and tear down backyard fence
- Discussion about Duke Energy light that's out

7:31 p.m. Meeting Adjourned