

# SUNSET INC.

Board of Directors Meeting  
June 27, 2019 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Lloyd Shroyer, Mark Bishopp and Gregg Parish attended by phone. Steve Walz and Bob Collins were in the office. Owners Cheryl Walz and Doug Daniel were present in the office.

Todd Dawson welcomed all and confirmed that proper notice was posted on June 25th and was forwarded via email as a courtesy to the owners. The meeting is also being recorded.

## Secretary's Report

- Todd Dawson made a motion to approve and post the minutes from the May 23<sup>rd</sup> board meeting previously circulated. Steve Walz seconded the motion and the motion carried.
- Todd Dawson made a motion to approve and post the minutes from the June 5<sup>th</sup> board meeting previously circulated. Steve Walz seconded the motion and the motion carried.

## Treasurers Report

- Steve Walz discussed the May financials and reported that the overage on the operating budget was due primarily to the cost from the recent water damage to units in the '05 stack and to the previously reported purchase of the dumpster tug and the shifting of the manager's bonus from 2018 to 2019. Absent those one-time costs the operating costs are running close to budget. The replacement fund is running about \$4,600 over budget due to the paver sealing project that was completed and not previously budgeted. However, that amount will be made up as there was money allotted in the replacement fund for the Estero Blvd project that will not be spent this year due to the delay in the project getting to Sunset's roadside area. Todd Dawson made a motion to approve the May financial report presented by Steve Walz. Lloyd Shroyer seconded the motion and the motion carried.

Presidents Report: Todd Dawson held the items he would discuss as new business.

## Manager's Report:

The Board was provided an updated spreadsheet listing the current projects as well as those that were pending. The Board did not have any questions and thanked Bob for his continued efforts.

The Fire Department conducted an inspection of our property and noted two items that needed repair and replacement giving Sunset a 45 day window in which to comply. One item involved the plumbing on either side of our fire pump which was not up to current standards. FFS was called and they performed the work necessary to bring Sunset into compliance. The second item required the moving and re-wiring of a sensor in the cart room. EPS has been contacted to take care of this situation. When both items are completed the Fire Inspector will be called to re-inspect the items.

On a related note our fire hoses were very old and could be dangerous in use. Fire hoses are designed to handle high pressure but will degrade with age even if not used and should be periodically replaced to ensure safety of the user. Lloyd Shroyer contacted FFS and they graciously provided Sunset with four sections of newer hose that had been tested. FFS did not charge Sunset for the hose saving us over \$400.

Lloyd Shroyer contacted FFS to discuss the fire pump and its age. FFS reported that the pump was in good shape and should be good for an estimated 10 years yet. The Board will include the fire pump replacement cost on the replacement fund budget with an 8-year window for replacement to be conservative. As to the fire panel FFS reported it is good shape and should last from 4-5 years, however, we should be concerned as to its age and the ability to get parts. The Board decided be put the fire panel on our replacement fund schedule with a 4 year replacement window.

Regarding the Estero Project Bob confirmed that as the Estero project approaches Sunset the workers will stack our pavers that are pulled up on pavers.

The poolside bathroom project will start soon but has been scaled back as upon further inspection they were not as bad as originally thought. Bob will complete the bathrooms one at a time so that one will be open at all times.

### Landscape Committee Report

The landscape committee was not present. Concern was expressed about who is responsible for maintaining the landscaping while the committee is not at Sunset during the summer. Todd Dawson reported that landscaping is under Bob's general duties and that when the committee is not available or onsite to do the work that Bob is then responsible to see that it gets completed. In addition, if any owner present at Sunset has the desire to weed or tend to the beds that they should feel free to do so as volunteer activity is always appreciated.

Social Committee Reports: No report.

### Old Business:

- Website Upgrade – Based on a review Todd Dawson reported that he could not determine if it was possible to establish a private/confidential owner page. The website serves our current needs as a public page. This item will be dropped.
- Advance Paver Claim –Todd Dawson contacted our attorney to remind her that our project was completed and to inform Advance of our costs and that additional quotes could not now be obtained.
- Cable: - Steve Walz and Bob Collins met with a representative of Comcast to discuss renewal, and Sunset’s issues with their old cable system. Mark Bishopp and Todd Dawson attended by phone. It was made clear to Comcast that Sunset was very unhappy with their service and that they need to upgrade our building with new cable to support the HD services being offered. In response Comcast will be conducting an audit of the building wiring. In addition, Comcast will be coming back to Sunset in late July with a new price quote and the results of their wiring audit. It was requested that their quote include cable and a cable plus internet option.
  - Gregg Parish mentioned that Carlos Point switched to Direct TV but they haven’t had it long enough to get a report on how the owners like the service.
- Pavers – the paver project was completed. The vendor suggested that we reseal the lot every two years and Lloyd received a quote for that project. We will put the quote in our replacement budget for 2021. Our vendor does not want to use the sealer that we have been storing and given how good the pavers look the Board does not want to force the vendor to use a product they are not confident in using. The Board approved the selling of our existing sealer. Lloyd will contact our vendor to assist Sunset in locating a buyer.

### New Business:

- Stairway project – Metal Pans. Bob will search our old records from renovation and see if we can locate a structural engineer to look at the metal pans.

Owner Comments: Doug Daniel was present and thanked the Board for their work, and that the pavers looked really good.

With no further topics to be brought before the Board, Todd Dawson moved, and Gregg Parish seconded a motion to adjourn the meeting. Motion carried.

Respectfully Submitted,



Lloyd Shroyer  
Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday July 25<sup>th</sup>, 2019 at 9:00 a.m.