

SUNSET INC.

Board of Directors Meeting
July 25, 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 was in the office. Bob Collins was unavailable but provided the Board notes on his projects he is working on for Sunset. No owners were present in the office.

Todd Dawson welcomed all and confirmed that proper notice was posted on June 23th 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 June 27th board meeting previously circulated. Mark Bishopp seconded the motion and the motion carried.

Treasurers Report

- Steve Walz reported that the maintenance fees for the quarter are up to date with all owners paying.
- Steve Walz discussed that the June financials for the month are running to plan. Sunset Operating Budget continues to run over budget for the year due to the previously discussed water damage to units in the '05 stack, the shifting of the manager's bonus from 2018 to 2019, the sand project, and pest control. Lloyd Shroyer made a motion to approve the June financial report presented by Steve Walz. Todd Dawson seconded the motion and the motion carried.
- 2020 budget timing was briefly discussed. While we are a bit early to start creating the budget there is concern with the age of our building and with the current understanding of the Association's responsibility for repair are costs going up. It is noted that the maintenance fees have not increased over the last 4 years while our costs have increased.

Presidents Report:

- Water intrusion into unit 1100 from the side window seal leaking has caused damage to the drywall within the unit. Bob has pulled the drywall and the unit is drying out and will repair it when appropriate.
- T-Mobile has filed for the permit and when granted will start the project at Sunset. When started they will make the payment due Sunset.

Manager's Report:

- The Board was provided an updated spreadsheet listing the current projects as well as those that were pending. In addition, Bob provided comments to the Board since he could not make the Board meeting due to a last minute change in his schedule.
- Concern was expressed about weeds intruding into the rocks and planting beds. Steve Walz will ask Bob to ensure our lawn mowing vendor is spraying the rocks and taking care of the planting beds as part of their routine.
- The poolside bathroom and under building painting project was delayed due to the other projects taking Bob's time but they will be finished this summer yet.

Landscape Committee Report

No report.

Social Committee Reports:

No report.

Old Business:

- Advance Paver Claim –Todd Dawson wrote our attorney to get an update but had not received additional information prior to the meeting. We have been told that Advanced is willing to pay but is just slow in bringing our matter to a conclusion.
- Cable: - We are awaiting a price quote from Comcast which is due in the last part of July.
- Stairway project – Metal Pans. Lloyd Shroyer agreed to search out and find a building or construction engineer that can review our building and make a recommendation on what should be done with the stairway pans.
- T-Mobile was discussed above.

New Business:

- We need to send out another newsletter. Articles were requested so that the newsletter could be sent out at the end of August.

Owner Comments: No owners were present.

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

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday August 29th, 2019 at 9:00 a.m.