

SUNSET INC.

Board of Directors Meeting
June 29, 2020 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Mark Bishopp, Lloyd Shroyer, Todd Dawson, and Jonathan Stoner attended by phone. Steve Walz, and Bob Collins were in the office. Owner Lori Frey was present in the office.

Todd Dawson confirmed that proper notice was posted on June 27th, 2020 and was forwarded via email as a courtesy to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed that the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

- The minutes from the April 30th, 2020 were presented for review. No amendments were requested. Mark Bishopp moved to accept the April 30th minutes as written. Steve Walz seconded the motion and the motion carried. The minutes will be posted to the website.
- The minutes from the May 28th, 2020 were presented for review. No amendments were requested. Mark Bishopp moved to accept the May 28th, minutes as written. Steve Walz seconded the motion and the motion carried. The minutes will be posted to the website.

Treasurers Report

- Steve Walz reviewed the May financials.
 - Sunset's Operating Budget is running a little over \$3,000 over budget due primarily to earlier elevator repair issues and the fire panel repair calls.
 - Sunset is under budget on replacement fund as the projects budgeted for the year have not moved forward yet, particularly the Estero project.
 - Lloyd Shroyer moved to approve the April financials as submitted. Todd Dawson seconded the motion and the motion carried.

Presidents Report:

- T-Mobile: No word yet from T-Mobile on our check. Bob informed the Board that their contractors had already been on-site installing some equipment. Todd informed Bob that if their contractors showed up again he was to deny them access to Sunset until we

receive the check per the contract. Todd will follow-up with Dan Ault our main contact for the project to see what has happened.

Manager's Report:

- Bob reported on his activities which were substantially consumed with the cable/internet install.
- Bob will conduct another survey of inadequate door sweeps, a/c auto shut offs, and braided hoses on washer dryer units and report which units need updating along with a cost to replace/repair for each of those elements. Todd will write owners needing updating on any of those three and require them to replace/repair as needed or the Association will and bill them back for the costs. Each of those items can cause water damage to drywall which is the Associations responsibility to repair.
- Bob reported that several units had storm shutters on their master windows or side windows which were not operating correctly. Bob will make a list of those units and report back so we can inform the owners of the need for repair.

Landscape Committee Report

- The Landscaping Chairperson was not present.

Social Committee Reports:

- The Social Chairpersons were not present.

Old Business

- Stairway pans/painting project. Lloyd Shroyer worked with Austin Young of the A&E Paint Center to prepare specs and solicit 5 different bids from contractors to complete the project. The Board thanked Austin for his work on the project as his specs were very detailed and helped the board move the project along. Austin reviewed the bids with the board; however, one bid was recently updated and the Board did not have time to review. A meeting after the 4th of July will be noticed and called to review all the final bids and award the contract for the project.
- Garage floor painting. Bob was about halfway done and believes he will complete the project in another week pending any further interruptions.
- We have been asked to look into resurfacing our shuffleboard court as it sinks to one side. Bob will look into resurfacing our shuffleboard court and will also look into the costs of building a bocci court next to the shuffleboard court as well.

New Business:

- Unit 503 is in the process of selling. Steve Walz was in possession of the application and the fee and will send the application to Todd for checking and routing to the Board for approval.

- Parking Bumpers: Each year we have had to replace several parking bumpers due to them degrading and falling apart. Typically we have replaced those with replacement concrete bumpers. The problem is their weight and getting rid of the old bumpers. Last season the Board approved testing a new solid plastic bumper by buying 7 and putting them in the spots adjacent the shuffle board court. Those bumpers are holding up very well and are much easier to handle. Lloyd received a quote to replace all of the remaining concrete bumpers with solid recycled plastic bumpers and found that a smaller bumper, in height, was substantially cheaper. The total to replace all of the remaining concrete bumpers was under \$5,000. There will be a charge to haul away all of the older concrete bumpers as well. Todd Dawson moved and Steve Walz seconded a motion to go with the quote Lloyd received for the smaller bumpers and replace the remaining concrete bumpers. The motion carried. Lloyd will get a quote for hauling the old bumpers away and present that to the Board.

Owner Comments:

- Lori Frey thanked the Board for the hard work and efforts on behalf of Sunset.

With no further topics to be brought before the Board, Todd Dawson moved, and Lloyd Shroyer 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 July 30th, 2020 at 9:00 a.m.