

SUNSET INC.

Board of Directors Meeting
October 1, 2024, 9:00 a.m. EST

Deb Jones called the meeting to order at 9:02 a.m. EST. Linda Durst called the roll. Mark Hilton, Stacy Howard, Deb Jones, and Linda Durst attended the meeting by phone. Many owners attended the meeting by phone.

Deb Jones confirmed that proper notice was sent to all owners and the manager by mail on September 29, 2024. The meeting is also being recorded.

Confirmation of a Quorum:

Deb Jones confirmed that 4 of the 4 active board members are present; the quorum requirements were satisfied, and the meeting can be held.

Secretary Report:

Linda Durst stated that the minutes from September 5, 2024, September 11, 2024, and September 19, 2024, were emailed to the board members and updates were done. Linda Durst moved to approve the minutes from September 5, 2024. Deb Jones seconded. Vote taken and Linda Durst, Mark Hilton, Deb Jones, and Stacy Howard with ayes. Motion carries. Linda Durst moved to approve the minutes from September 11, 2024. Mark Hilton seconded. Vote taken and Linda Durst, Mark Hilton, Deb Jones, and Stacy Howard with ayes. Motion carries. Linda Durst moved to approve the minutes from September 19, 2024. Stacy Howard seconded. Vote taken and Linda Durst, Mark Hilton, Deb Jones, and Stacy Howard with ayes. Motion carries.

Financial Report:

Deb Jones reviewed the financial statements for August 2024. The August 2024 financial statement was emailed to owners. The operating budget continues to be under budget. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Mark Hilton moved to approve the August 2024 financial statement. Deb Jones seconded. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

New Business:

Deb Jones made a motion to rescind the contract with MECA for the Milestone Inspection and SIRS report proposal for \$12,000.00 and to approve Beryl Engineering Inspection contract for the Milestone Inspection and SIRS report for \$7650.00. Linda Durst seconded. Deb Jones had clarification from Beryl proposal which appears to be a better option for Sunset. Beryl Engineering Inspection's cost was less and their timeline was 3-6 weeks shorter. Discussion by the board members.

Deb Jones opened the floor for the owners to comment on this agenda item per their request. Bill Baird gave an overview of the scope of work. Comments by board members. Deb Jones repeated the motion to rescind the board vote to hire MECA for \$12,000.00 to complete the Milestone Inspection and SIRS report and to accept the proposal from Beryl Engineering Inspection for the Milestone Inspection and SIRS report for \$7650.00. Mark seconded. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

Deb Jones gave an overview of the status of insurance monies that are expected. Deb Jones gave three options to fund the repairs: 1) Additional owner assessments 2) Bank/bridge loan 3) Combination of owner assessments with a bank/bridge loan. Questions and comments from the board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional comments from the board members.

With no further agenda items, Mark Hilton moved to adjourn the meeting. Linda Durst seconded. Vote taken. Mark Hilton, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries and the meeting was adjourned. The recording was stopped.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary