

SUNSET INC.

Board of Directors Meeting
January 25, 2024, 9:00 a.m. EST

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

Mark Hilton confirmed that proper notice was sent to all owners and the manager by mail on January 22, 2024. The meeting is also being recorded.

Confirmation of a Quorum:

Mark Hilton confirmed with 4 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held.

Secretary Report:

Linda Durst stated that the minutes from December 28, 2023, were emailed to the board members and updates were done. Linda Durst moved to approve the minutes from December 28, 2023. Mark Hilton seconded. No comments or questions. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

Financial Report:

Mark Hilton moved to table the December 2023 financial report until the next board meeting. Deb Jones seconded. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

New Business:

Mark Hilton made a motion to discuss the process for board approval for owner unit remodels. Deb Jones seconded. Discussion with the board members. Mark Hilton opened the floor for Diane Linton, Rosalie Pauck, Dave Vieceli, and Ann Adare to speak on this agenda item as per their email request to Mark Hilton. Mark Hilton made a motion to approve collecting the Condominium Association Approval Forms from all owners that are having work done in their units. Linda Durst will collect, review the forms for following the rules and bylaws, notify other board members with concerns, and create a spreadsheet to manage the information. If the owner needs to request a permit for the work, then this form will be signed and returned to the owner to help with requesting a permit.

Deb Jones would like the board members to consider hiring an interior/exterior design professional to coordinate the visual aspect of Sunset as we proceed with the rebuild. Deb Jones suggested that a

design professional can provide vision boards with options for the owners. The vision is to have a well-coordinate, cohesive look for Sunset after the rebuild. Stacy Howard, Mark Hilton, and Linda Durst agreed. Mark Hilton opened the floor for Diane Linton, Rosalie Pauck, Dave Vieceli, Ann Adare, and Steve Walz to speak on this agenda item as per their email request to Mark Hilton. Board members will proceed with getting bids from design professionals.

Mark Hilton made a motion to discuss options of how to incorporate owners in helping with projects with the rebuild. Deb Jones seconded. Board members commented and gave suggestions. Mark Hilton opened the floor for Diane Linton, Dave Vieceli, and Ann Adare to speak on this agenda item as per their email request to Mark Hilton. Follow up comments by the board members.

Owner's Comments:

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

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary