

SUNSET INC.

Board of Directors Meeting April 29, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Lloyd Shroyer, Mark Bishopp, and Jonathan Stoner attended the meeting by telephone. Todd Dawson, Steve Walz and Bob Collins were in attendance in the office. Owners Rosalie Pauck, Dave and Donna Vieceli were present in the office.

Todd Dawson confirmed that proper notice was posted on April 26, 2021. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with all board members present the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

- Lloyd Shroyer confirmed that the minutes from meeting on March 25, 2021 were circulated and approved by email. The approved minutes will be posted to Sunset's webpage.

Treasurers Report

- Steve Walz provided a review of the March 2021 financials for Sunset.
 - The Operating fund was slightly over budget for the month which was primarily due to the water bill. However, this is due to the seasonality of the billing with more people in the building we use more water. It is anticipated the water bill will come into budget as the building empties into the summer. If that is taken into consideration, we are tracking very close to budget.
 - The Replacement fund is currently under budget as there were minimal expenditures in the first quarter. However, we do have the anticipated expenses coming in the form of approved project expenses. Specifically, the board had already approved \$14,000 for the entrance sign, \$10,000 for the firewall in the pump room, \$11,000 for expansion of the parking pavers. In addition, we have a potential project of \$6,500 for providing electricity to the sign. Add all that together and we have very little additional room in the Replacement Budget for the year.
 - After discussion, Lloyd Shroyer moved to approve the financials as presented. Jonathan Stoner seconded the motion and the motion carried.

President's Report:

- Breach Raking: Bill Perry provided a free trial beach rake as promised and has since raked the beach a second time. He is doing a very good job with his equipment spending about 2 hours on the property each time. He provided a quote of \$200 per rake and will rake the beach twice a month, weather permitting. Todd Dawson moved to switch to Perry's Beach raking at the quoted rate. Steve Walz seconded the motion and the motion carried.
- Paver Cleaning and Sealing quote: Two years ago, when we brought Paver Seal Team in to powerwash and seal our pavers they told us that in their opinion the wrong sealing material was put on our pavers in the first place which caused the milky or cloudy appearance. They removed the material the best they could at that time and re-sealed the pavers with the correct product. Paver Seal Team said, in their opinion a second power wash and sealing would be required in 2-3 year to remove the remaining old sealer. Lloyd Shroyer called the company and they agreed this year to honor the quote of \$22,130 they gave us 2 years ago, however, if we wait until next year the price would go to \$29,507 up due to the increase in cost of materials the industry is experiencing. After a lively discussion Jonathan Stoner moved to power wash and reseal the pavers this year at the price of \$22,130 thus saving \$7,000 in the price increase. Mark Bishopp seconded the motion and the motion carried. The timing of the project will be coordinated so that the cleaning and sealing will be completed after the paver expansion project so that all materials can be sealed at once.
- Survey Results and Next Steps: We have 38 of the 66 owners responded to the online survey and the results were shared with the board and the Landscape Committee. After a discussion between the Landscape Committee and the board, the Landscape Committee wanted to move forward to a member vote with three options: The first being fencing along Estero (east) and Carousel (north) to the shed; The second option being just plantings along Estero. The third option being a combination of both the fences along Estero along with plantings and a fence along Carousel (north). The materials will be prepared and shared with the board and the final sent out as soon as practical with the intention of the votes coming back before our next meeting.
- Complaints from Renters/Owners: We had several complaints from renters and/or owners about treatment from Sunset Owners on alleged violations by renters or guests. Owners are encouraged to contact Bob or a board member if they believe there is a problem. If they feel the need to confront the person(s) directly courtesy should be extended as a representative of the association and try and not be combative at the outset.

Manager's Report:

- Pump Room: We are still awaiting approval for the wall in the pump room. We are ready to go as soon as we receive approval.
- The new pool chlorinator is still not working and has been replaced but the replacement failed as well. The manufacturer representative came out and checked out why the chlorinator keeps going into alarm. They believe that it may be the old electrical box

wiring causing a loose ground. We will have our electrician replace and re-wire the boxes and try it again with the chlorinator. Other than the chlorinator issue, the pool has been running well and looking good.

- Bob contacted Austin from Sherwin Williams again. We are on his schedule and he will work to get contractors out to bid the project.
- 1101 main valve is scheduled to be changed out in May in hopes that this will help the water pressure problem they have occasionally.
- No update on a quote from AmeriGas to bury the propane tank.
- Electrical outlets have been ordered as requested by the Fire Inspector and will be installed when they arrive.
- Todd Dawson and Bob reviewed the owners' cages and sent a message to those owners with flammable material above the line. We will continue to work and check on progress. For those owners unable to get to Sunset we will clear them out for them as needed.
- No quote has been received to professional light the property for Christmas.
- Our roofing contractor has not provided a quote for roof replacement on the main building and the office. We have requested at least a rough estimate so that we can put a better number in our budget planning process.

Landscape Committee Report

- The Landscaping Committee inquired as to the process for approval when using their budgeted funds for the replacement of plants. In the budget the Landscaping was given a \$3,000 budget for plants. There is no need for the committee to come back to the board to approve individual invoices so long as they keep spending within budget.

Social Committee Reports:

- We are still looking for Social Chairs for the coming year. COVID is putting a damper on any of our normal parties.

Old Business:

- Our sign contractor is having difficulty in the permit process. Changes may need to be made to the sign or the way it is secured to the ground. If changes are required, he will come back to us.
- Paver expansion is in the permit process as well and awaiting approval.
- Our elevators have been functioning well since March, however, Todd will still write Thyssenkrupp to bring our previous issues to their attention

New Business:

- DISH: DISH has contacted Sunset and surveyed our roof with the thoughts of DISH installing a cellular tower on our roof. We are awaiting DISH to come back to us if they are still interested.
- Unit 100 Baker/Porter is requesting to install alternative floor covering. The sound barrier meets with Sunset's approval however they need to submit a sample for our files. Steve Walz moved to allow them to proceed subject to supplying a sample as required by our rules. Jonathan Stoner seconded the motion and the motion carried.
- Security Codes: A suggestion was made by an owner to change the security codes on our panel more often. The suggestion was to have one code that changes monthly that everyone uses. Other associations change the codes more frequently but typically those codes have office personnel to support the owners should they forget a code. The concern was that too many people have a code to the building. At this point no decision was made and the matter can be discussed further.

Owner Comments:

- A request was made to put No Smoking signs in the pool area. Bob will buy signs and put them on the tables and fence.
- The bike room has turned into a chair room and is becoming a mess. Bob will clean out the chair room. In addition, we need to remind owners of the need to register bikes and the requirement to remove your bike from the bike room if you are not present. A solution may be to use the pump room again as the chair room, if permitted and after the fire wall is installed.

With no further topics to be brought before the Board, the meeting was adjourned by motion.

Respectfully Submitted,

Lloyd Shroyer

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday May 27, 2021 at 9:00 a.m.