

SUNSET INC.

Board of Directors Meeting
December 28, 2023, 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, Emidio Carrico, Deb Jones, and Linda Durst attended the meeting by phone. Many owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was sent to all owners and the manager by email on December 23, 2023. The meeting is also being recorded.

Confirmation of a Quorum:

Mark Hilton confirmed with 5 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 November 16, 2023, were emailed to the board members and updates were done. Linda Durst moved to approve the minutes from November 16, 2023. Mark Hilton seconded. No comments or questions. Vote taken and Linda Durst, Deb Jones, Emidio Carrico, Mark Hilton, and Stacy Howard with ayes. Motion carries. Linda stated that the minutes from November 30, 2023, were emailed to the board members and updates were done. Linda Durst moved to approve the minutes from November 30, 2023. Mark Hilton seconded. No comments or questions. Vote taken and Linda Durst, Deb Jones, Emidio Carrico, Mark Hilton, and Stacy Howard with ayes. Motion carries. Linda stated that the minutes from December 5, 2023, were emailed to the board members and updates were done. Linda Durst moved to approve the minutes from December 5, 2023. Mark Hilton seconded. No comments or questions. Vote taken and Linda Durst, Deb Jones, Emidio Carrico, Mark Hilton, and Stacy Howard with ayes. Motion carries.

Financial Report:

Emidio Carrico stated that the November financial report was emailed to the owners. The balance sheet and P&L continue to look good. The insurance was renewed in December for 5 months at the same rate and the bill was paid with cash on hand, saving an estimated \$2000.00. Mark Hilton made a motion to approve the November financial report. Deb Jones seconded. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

New Business:

Mark Hilton made a motion to discuss and consider the resolution from Richard DeBoest, Sunset's lawyer, for establishing rules and owner's rights at Board Meetings. Linda Durst seconded. The resolution was emailed to the board members and owners. Discussion by board members. The meeting was opened to the owners for questions and concerns. Mark Hilton made a motion to approve 'Resolution by Board of Directors of Sunset, Inc., Establishing Rules Governing Right of Unit Owners to Speak at Board Meetings and Member Meetings.' Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

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, Emidio Carrico, 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