

Sunset Acres II Homeowners' Association Minutes Annual Meeting of Members – January 10, 2026

The meeting is called to order at 10:07 a.m. 2025 Board Members Ron Kelly, Sharon Gifford and Rebecca Torres are present – a quorum is met. Also in attendance is Will and Chris Mikus and Ross and Shannon Newton.

A. Secretary's Report

The Secretary provides the minutes from the last regular board meeting from 12/6/2025. A motion to approve the minutes and the report is made, seconded and approved. Also noted there were two typos on the minutes - please note the website for the HOA is **sunsetacres2hoa.com** and the email is **[sunsetacres2hoa@gmail](mailto:sunsetacres2hoa@gmail.com)**. Also the date of the last meeting should be the March 23rd meeting not the November meeting that did not occur to lack of a quorum.

B. Treasurer's Report

The Treasurer provides the income statement and balance sheet for the 2025 fiscal year. The Treasurer provides 2025 ending account balances of \$8844.51 savings and \$1,752.53 checking. A motion to approve all of the document presented by the Treasurer is presented and approved. The Treasurer reports the status of 2025 dues collection indicating we still have many unpaid, however, he expects many checks to be included in with the voting envelopes. The Treasurer was tasked with contacting the households that remain unpaid.

C. Committee Reports

Architectural Review Committee: There was one request from Lot 36 for an RV garage – 3 votes no and 1 vote yes. This request was not approved. Motion to approve the Architectural Review Committee report was presented and approved.

D. Old Business None

E. New Business

The Board proceeds to open 25 absentee ballots and tally votes for 2026 Board of Directors and 2025 Annual Meeting Minute approval. The total of absentee and in-meeting voting is tallied. A quorum of members is met through the ballots. Sean Hoffman, Ron Kelly, Sharon Gifford, Rebecca Torres and Will Mikus are elected to the 2026 Sunset Acres II Board of Directors. The 2026 Board will be Sean Hoffman (President), Rebecca Torres (Vice President), Sharon Gifford (Secretary) and Ron Kelly (Treasurer) and Will Mikus (member at large). A motion is made to accept the election results, officer positions, and the minutes from January 2025 - the motion is seconded, and passed. Please also note that Bob Dickey and Shannon Newton are no longer on the Board of Directors. The 2026 Board of Directors discusses responsibilities, goals, and a schedule for regular Board of Director meeting. Tentative regular board meeting(s) for 2026 will be 10/10/2026 (location TBD) to review 2027 budget and nominations for 2027 BOD.

Other items discussed: 1) A concern was lodged in regards to buffelgrass in one of the washes. The Board discussed it and will contact the homeowners affected to discuss their preferences.

The meeting is adjourned at 10:58 a.m.

Sharon Gifford, Secretary

Date