

**Sunset Acres II Homeowners' Association Minutes**  
**Annual Meeting of Members – December 6, 2025**

The meeting is called to order at 10:04 a.m. 2025 Board members present include: Robert Dickey, Ron Kelly, Sharon Gifford and Rebecca Torres. The Board of Directors quorum is met. Other Homeowners present: Ron Fucco, Shannon Newton, Christina and William Mikus, Phil Franz, Colleen DeGrado, Kathryn Kreimeyer, Phil and Susan Sweeney, Sean Hoffman.

A. Secretary's Report

The Secretary provides the minutes from the last regular board meeting of November 15, 2025 where a quorum was not met so the meeting was rescheduled to this meeting. A motion to approve the minutes is made, seconded, and passed 4-0.

B. Treasurer's Report

1. Financial Accounting balances/ activity report.
2. Budget/ Assessment 2026 – BOD reviews and approves proposed budget for 2026 dues to stay at \$43.00 for 2026 (see increases in tax preparation, web hosting, insurance, stamps and PO Box).
3. Discussion of Zelle™ payments usage – issues reported from Bank as our email was deleted but Treasurer has remedied this issue and Zelle payments can be used for the 2026 dues (or mail a check like before).

Motion to approve the minutes is made, seconded, and passed 4-0.

C. Committee Reports

Architectural Review Committee: There have been 6 submissions since the January 2025 regular board meeting. Lot 42 = new garage doors (approved) , Lot 15= pergola (approved), Lot 32 = new house paint color(s) (approved), Lot 11 = shed (approved), Lot 9 = gate & wall (to be approved) , and Lot 7 – trailer storage (denied)

REMINDER – please submit the architectural review form for any work being done – the forms and instructions can be found on our website ([www.sunsetacres2hoa.com](http://www.sunsetacres2hoa.com)) as well as guidelines discussing maintenance / repairs which do NOT need form completion or approval.

Also discussed – where to find the “already approved” paint color schemes (a link will be created from our website to the Dunn Edwards and Sherwin Williams sites where the color schemes exist) – or you can visit their stores for the actual samples.

Motion to approve the minutes is made, seconded, and passed 4-0.

Neighborhood Watch Committee: Currently inactive.

D. Old Business:

None

E. New Business

1. Nominations for Board of Directors 2026 are taken in meeting. Three current Board members have agreed to volunteer for another year (Ron, Rebecca, and Sharon) and also nominated are Sean Hoffman and William Mikus.

Motion to approve the minutes is made, seconded, and passed 4-0.

Open forum discussion of homeowners:

1. Buffelgrass – (Also please see Community Newsletter on our website from April 2018)  
The invasive Buffelgrass has been identified in some of our washes – particularly on the north side between Lots 38 & 39. A group of volunteers is going to be assembled to dig these out as it is the only way to properly remove them so that they do not grow back – and it must be done during the winter months. The group will most likely assemble sometime between Christmas and the New Year – so if you would like to volunteer to help, please let a BOD member know before Christmas. Also, if you know or even suspect you might have some on your property, please also let the BOD know so that we can add it to identify it and remove it if needed.
2. Barking dogs at night –  
We have a complaint of barking dogs well into the night. Please be mindful of your neighbors if you have your dog out in your yard in the evening hours.  
Also, please remember that your dog **MUST** be leashed when out with you. We have had numerous reports of unleashed dogs that have caused alarm for other neighbors who are out walking with and without their dogs. Also, **PLEASE** pick up after your dog.

**Items for homeowners to take note of:**

1. Weeds are always an issue – even with the almost no rain we have received this year! – please remove weeds from landscaped areas of your lot and along roadsides.
2. Please be mindful of speed (in your car) within our neighborhood streets – we have a lot of walkers exercising or walking dogs and/or kids playing/ riding bikes and they may not hear your car in time to move out of your way if you are driving fast.
3. The Annual Meeting of Members is scheduled for **Saturday, January 10<sup>th</sup>, 2026**. Budget will be approved for 2026, Board of Directors ballots will be tallied, New Board members will be assigned positions and accounting of dues collected and not yet collected will be discussed.

The meeting is adjourned at 10:38 a.m.

And **THANK YOU** all for caring about our neighborhood!

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Sharon Gifford, Secretary

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Date

The HOA email is [sunsetacres2hoa@gmail.com](mailto:sunsetacres2hoa@gmail.com)