

Sunset Acres II Homeowners' Association Minutes

Annual Meeting of Members – January 21, 2023

The meeting is called to order at 10:05 a.m. 2022 Board members present include: Robert Dickey, Ron Kelly, and Shannon Newton. Leo Shen is absent. The Board of Directors quorum is met. Sharon Gifford is also present.

A. Secretary's Report

The Secretary provides the minutes from the last regular board meeting of October 22, 2022. A motion to approve the minutes is made, seconded, and passes 3-0.

B. Treasurer's Report

The Treasurer provides the income statement and balance sheet for the 2022 fiscal year (attached). A motion to approve the 2022 income statement and balance sheet is made, seconded, and passes 3-0. The Treasurer reports 2022 ending account balances of \$8941.85 savings and \$2,059.52 checking. The Treasurer reports the status of 2023 dues collection indicating 35 of 42 members have paid to date. The Secretary was tasked with creating and mailing late statements for the 7 remaining households.

C. Committee Reports

Architectural Review Committee: There have been three submissions since the October 2022 regular board meeting. Lot 25 – Install 6x8-foot, double gate on exterior block perimeter wall, approved. 11/24/2022. Lot 14 – Replace all garage doors with metal garage doors, rusted-metal look, approved. 11/26/2022. Lot 26 – Repaint house and trim, Ivory Essence (Base) and Modern Class (Trim), approved.

Neighborhood Watch Committee: There has been no activity in 2022. Please contact HOA to volunteer.

D. Old Business: 'Review enforcing procedures' and 'updating CC&Rs' were removed from Old Business.

E. New Business

The Board proceeds to open 16 absentee ballots and tally votes for 2023 Board of Directors and 2022 Annual Meeting Minute approval. In-meeting voting of 2 members is also conducted for both Board of Directors and 2022 Annual Meeting Minute approval. The total of absentee and in-meeting voting is tallied. A quorum of members is met through absentee ballots. Robert Dickey, Ron Kelly, Sharon Gifford, and Shannon Newton are elected to the 2023 Sunset Acres II Board of Directors. Newly elected 2023 Board of Directors opt to keep officer positions with Sharon Gifford replacing the exiting Vice President. Officers include: Robert Dickey (President), Sharon Gifford (Vice President), Shannon Newton (Secretary) and Ron Kelly (Treasurer). A motion is made to accept the election results and officer positions, the motion is seconded, and passes 4-0.

The 2023 Board of Directors discusses responsibilities, goals, and a schedule for regular Board of Director meetings. Goals include reviewing/renewing the Waste Management contract for discounted trash and recycling services. This contract is a 5-year contract that ends on October 31, 2023. Contracts that have terms longer than one-year must be approved by a majority vote of the members. The President anticipates negotiating this contract in the summer of 2023 with a vote from the community in late September/early October 2023. Tentative regular board meetings are 8/4/2023 and 10/27/2023 evenings pending availability of meeting space. The meeting is adjourned at 11:10 a.m.

Shannon Newton, Secretary

Date