SUNSET HILLS HOMEOWNERS ASSOCIATION, (INC.)

A Non-Profit Organization

Board of Trustees Meeting

12 April 2023

THOSE IN ATTENDANCE:
Clyde Morrell, Jay Ballard, Joyce Burnham, Paul Bateman, Jessie Simms
Rich Wells representing TPM was also present.

BUSINESS CONDUCTED:

- March expense invoices were distributed and approved.
- Residents were pleased with the snow removal following the recent over abundant snowstorm.
- Settlement will be sought over the unpaid final pickle ball court billing from 2022 and approved. Possible expansion of the court to regulation size was further discussed.
- TPM returned unspent operating funds for investment in HOA reserve accounts.
- Board members discussed investing reserve funds in safe, higher interest rate yielding accounts.
- Landscaping needs were extensively discussed. Board members walked the grounds and identified crucial and possible needs.
- The chair requested a special meeting in 2 weeks on April 26, to discuss prioritization of possible specific activities in the general budget categories for the rest of the 2023.

Meeting was adjourned.

SUNSET HILLS HOMEOWNERS ASSOCIATION, (INC.)

A Non-Profit Organization

Board of Trustees Meeting

26 April 2023

THOSE IN ATTENDANCE:
Clyde Morrell, Jay Ballard, Joyce Burnham, Paul Bateman, Jessie Simms

Special meeting discussing budget categories for 2023.
The following worthwhile projects were discussed:

- Expanding pickle ball court to regulation size was tabled until next year.
- Building a gazebo was also tabled until next year.
- Basketball standard has been installed and preferred regulation size of 10 feet should be secured.
- Implementing automatic sprinkler controls including eliminating sprinkling during rainy periods were discussed.
- The chair suggested his desire to study, discuss and create a document outlining the general direction and values of the HOA community. This document should assist the Board of Trustees in discussing, prioritizing, and identifying activities and projects affecting the owners and residents during the term of the current Board. Board members were requested to consider a possible format and approach to developing such a document.

A listing of possible projects was reviewed. The following were approved as budget permits:

- Ordering a new supply of gate keys.
- Wifi and a security system for the clubhouse/swimming pool were approved and further replacements or renovations in the clubhouse were discussed.
- Several property/landscaping improvements were proposed and the board approved item by item.
- A plan to begin clearing old bushes and trees along the fence line was approved.
- A plan to begin replacing old fencing over multiple years was approved.

Meeting was adjourned.