

SUNSET HILLS HOMEOWNERS ASSOCIATION, Inc.
960 N 400 W
American Fork, UT 84003
Board Meeting

13 March 2026

Board Members: Clyde Morrell, chairman; Joan Goulding, Rick Lesser, Jessie Simms,
Excused—Jeff Schall

TPM: Rich Wells

- February 2026 financials were reviewed by Rich Wells and the board (see attached). Accounts payable were initialed for payment.
- No delinquencies in HOA dues
- Clubhouse remodel should begin soon. Joan and Jessie will take over the construction. Adam Gauger, who lives in our HOA and licensed electrician, will install new outlets. A handyman/contractor will install new cupboards, counters, and microwave.
- The board reviewed new contract with Think Outside Landscaping. Board agreed to renew it with some changes.
- Nate Alsop will repair sprinklers as needed. He has completed the sprinkler overhaul of the system.
- The issues with 395 W 990 N continue with no resolution, Board agreed to document rule violations as needed. The owners will be asked to paint deck.

Meeting was adjourned