



**Two Sunset Pointe HOA
Board of Directors Meeting Minutes**

October 24th, 2024

7:00 PM

- I. President Chris Holderman reconvened the Open Session at 7:03 PM in the Conference Room of The Rec at The Lakefront - Little Elm Recreation Center, 303 Main Street, Little Elm, TX 75068, and simultaneously via Teams.

Attendees: Chris Holderman (President)
Melissa Starr (Vice President)- Virtual
Lupita Manfredini (Secretary)
Scott Miller (Treasurer)
Allen Roholt (Director) - Virtual

Committees: N/A

Attending Staff: Barry Jones (Community Manager)
Mike Luzzi (Admin Assistant ARC Coordinator)
Christina Lewis (Admin Assistant/Social Events Coordinator)
Ellen Edmisten (Compliance)

- II. Executive Disclosure – Summary of Executive Session.

- The Board of Directors met during the Executive Session Meeting to discuss pending legal issues, delinquent accounts, contracts, and/or personnel.
- Discussed 2021 Homeowner Survey

- III. Minutes – August 22nd Board Meeting Minutes.

- After discussion, a motion was made by Scott Miller, and seconded by Lupita Manfredini, to approve the September 26th, 2024, Board of Directors Meeting Minutes. The motion carried 5 for and 0 against.

- IV. Provided the B.O.D. proof of notice for the Monthly Board Meeting sent in the October 4th Newsletter. – Mike Luzzi

- V. Financials – September 2024

- After review and discussion, Lupita Manfredini made a motion to approve the September financials as presented. Melissa Starr Seconded the motion. The motion carried 5 for and 0 against.



VI. Board Approval of the 2025 budget.

- After review and discussion a motion was made by Scott Miller to add an additional \$5,000 in GL 5408 Common Area Maintenance and then approve the budget for 2025. The motion was seconded by Lupita Manfredini. The motion carried 5 for and 0 against.

VII. Manager's Report – Barry Jones

I. Operations:

- **Budget Workshop w/Board Members took place on October 21st, 2024.**
- **Hockey Rink** – Arrowhead took down the hockey rink wall because of the deterioration of the panels and creating liability issues because of the high traffic in that area.
- **RFP'S for Restrooms Renovations** – Jason with Bldgs./Land Committee met with Brad w/Arrowhead on 10/14/2024 around 5:00 to walk the Dawn Mist Restroom and determine a timeline for the job scope in the renovation of the Dawn Mist and Seabrook Pool Amenity restrooms.
- **Playground Repairs** – Waiting for the parts to come in to get installed. These are dated parts and must be special ordered. ETA: Mid/Late October
- **Simply Horticulture** – Met with Ronny Nelson to discuss the new 2025 Landscaping contract making some major revisions regarding how the services will be classified and # of service per line item. Moving some services out of the monthly charge to be Additional Services when needed and directed by the Mgmt. staff after consultation with the Board.
- **Lighting Project** – This project started on time and will be finished by the end of the October. They have been onsite working with staff to ensure ALL areas being affected are being addressed like the cameras who was here on 10/14 & 10/15 to repair and improve the cameras located at the Dawn Mist Amenity area. We had Simply Horticulture working with the Light it Up Project Manager to ensure trenches and conduits were properly laid with better protection for future interruptions.
- **Pet Waste Stations** – After doing a deep dive in the services conducted by the landscaping crew pertaining to the pet waste station, we felt this has been neglected in the service and product out there around the common areas. Out of 18 pet stations there were only 8 complete stations with bags units and trash cans, the rest only had trash cans with no bag unit attached or vice versa. We call out a pet waste company to get an idea about pricing for this community to use as a comparable to what we have in place with Simply Horticulture. The community needs of replacement of pet stations through out the community.
- **Green Ribbon Project** - I contacted Wesley Brandon with TLE who heads up the project on 10/15/24 to get an update to the completion of this project. There has been no activity for the past 3 months and we are getting increasing phone calls to find out the status. He informed me the contractor is getting ready to restart the project. There were some revisions to the design plans to make sure they are installing plants and irrigation that better accommodate the HOAs. Michell Haug also with the city will be sending us the scheduled updates.
- **Splash Pad Update** – We contacted Convergence regarding the replacement of the pad which was a product defect. They will be out here in the 4th quarter of this year (December) to install a better product. There will be no charge since it was a defect in the product. There is an outside chance they might do it earlier if possible. We will continue to monitor this and provide updates.
- **Resales** – We currently have 14 sales within the community, all individual homeowners and no investor company or business.



VIII. Old Business- N/A

IX. New Business –

A) Discussion on possible Rental Rules & Guidelines to be executed for 2025.

- After discussion Lupita Manfredini made a motion to put together an Ad hoc committee to discuss short and long term rentals. The motion was seconded by Scott Miller. The motion carried 5 for and 0 against.

XI. Committees

- Architectural Committee (Mike Luzzi)
- Social Committee (Christina Lewis)
- Compliance (Ellen Edmisten)

XII. Open Forum

XIII. Adjournment- 7:32 PM

- Motion to Adjourn made by Scott Miller and Seconded by Lupita Manfredini. Motion carried 5 for and 0 against.

