



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

November 21, 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) - Virtual  
Scott Miller (Treasurer)

Absent Allen Roholt (Director)

Committees: N/A

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

**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.
- The Board reviewed an account that was submitted for a payment plan.
  - After discussion a motion was made by Scott Miller to approve the payment plan. The motion was seconded by Lupita Manfredini. The motion carried 4 for, 0 against and 1 absent.
- The Board discussed moving on from Riddle & Williams as the primary collection firm at the recommendation of the management team.
- The Board president signed off on the final quote for the 2025 Community Insurance quote from Symphony React.

**III. Minutes – October 24th Board Meeting Minutes.**

- After discussion, a motion was made by Scott Miller, and seconded by Melissa Star, to approve the October 24th, 2024, Board of Directors Meeting Minutes. The motion carried 4 for, and 0 against.



IV. **Provided the B.O.D. proof of notice for the Monthly Board Meeting sent in the October 25th Newsletter. – Mike Luzzi**

V. **Financials – October 2024**

- **After review and discussion, Scott Miller made a motion to approve the October financials as presented. Melissa Starr Seconded the motion. The motion carried 4 for, and 0 against.**

VI. **Manager’s Report – Barry Jones**

**I. Operations:**

- **Survey was sent out on 11/4/24, 2<sup>nd</sup> reminders were sent out on 11/11/24 & 11/19/24 in a s separate post to the community. The survey was also included in the newsletter date 11/8 and 11/15.**
- **Restroom Renovation Update-** Brad with Arrowhead informed us everything is running as scheduled.
- **Playground Repairs-** Were completed and kiddie mulch installed. Inspections will be completed on Friday, 11/22, or Monday, 11/25.
- **Landscape Companies-** I’m currently gathering bids to possibly take over the account in 2025. I’m also doing pricing for 3 landscaping projects in 2025 to gain some comparison for the board. Irrigation is the biggest challenge for 2025.
- **Holiday Decorations/Lights-** Began on 11/18/2024.
- **Scheduling Additional Playground Shades-** We would like to schedule the additional shade installation since the other capital projects and the shade replacement from the storm have all been replaced. The board decided that Bahia Rio and Leisure Lane would be the first two of four shades to be added. 2 for the 2024 budget and the other 2 (Seabrook & Dawn Mist) for the 2025 budget.
- **Resales-** We currently have 7 closed homes. 3 homeowner names/4 LLC’s.

VII. **Old Business-**

A) **Revisit and Possibly vote on additional Playground Shade Structures @ Bahia Rio & Leisure Lane.**

- **After discussion, Scott Miller made a motion to approve the additional playground structure @ Bahia Rio and Leisure Lane bid from Playground ETC as presented. Lupita Manfredini Seconded the motion, the motion carried 4 for, and 0 against.**

B) **Review the Proposal for Landscaping Architect/ Blake Gore**

- **After discussion, Scott Miller made a motion to table the proposal for a Landscape Architect for the Dawn Mist Amenity area until another bid is received. Lupita**



Manfredini seconded the motion. The motion carried 4 for, and 0 against.

#### VIII. New Business –

##### A) Discussion of the Survey Results/Possible Vote on Pickleball.

- After discussion, Scott Miller made a motion to convert the hockey area into a pickleball court based on the results of the recent survey sent to homeowners. The motion was also made to approve the bid presented by TGC Texas and to choose the color of the court through email vote. The motion was seconded by Lupita Manfredini. The motion carried 4 for, and 0 against.

##### B) Additional pole Lighting @ Bahia Rio & Seabrook Playground Area (Possible Vote)

- After discussion, Scott Miller made a motion to table the discussion regarding adding additional lighting until the March 2025 monthly board meeting. Lupita Manfredini Seconded the motion. The motion carried 4 for, and 0 against.

#### XI. Committees

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

#### XII. Open Forum

#### XIII. Adjournment- 8:27 PM

- Motion to Adjourn made by Scott Miller and Seconded by Lupita Manfredini. Motion carried 4 for, and 0 against.

