

Two Sunset Pointe HOA
Board of Directors Meeting Minutes

June 29, 2023

6:30 PM

- I. President Holderman called the meeting to order at 6:30 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.
- II. President Holderman recessed to Executive Session at 6:30 PM.
- III. President Holderman reconvened the Open Session at 7:08 PM.

Attendees: Chris Holderman, Jason Miller, Melissa Starr, Scott Miller, Harris Oshiokpekhai.

Attending staff: Tim McConville, Mike Luzzi.

Absent: None.

Homeowners/Guests: Rebekah Posey.

- IV. Executive Disclosure – Tim McConville reported that prior to the Open Session of this Meeting, the Board met in Executive Session to discuss delinquent accounts, legal issues, and confidential homeowner requests.

- A motion was made by Scott Miller, and seconded by Jason Miller, to approve sending payment plan default letters for 2 delinquent accounts. The motion carried unanimously. (4 in favor, 0 against, 1 Absent)
- A motion was made by Jason Miller, and seconded by Harris Oshiokpekhai, to approve foreclosure proceedings for 2 delinquent accounts. The motion carried unanimously. (4 in favor, 0 against, 1 Absent)
- A motion was made by Jason Miller, and seconded by Scott Miller, to approve extending the pool season until October 8, 2023 (weekends only from Labor Day to October 8th). The motion carried unanimously. (4 in favor, 0 against, 1 Absent)

A motion was made by Jason Miller, and seconded by Scott Miller, to ratify the decisions made in Executive Session as stated above. The motion carried unanimously. (4 in favor, 0 against, 1 Absent)

- V. Set next Board Meeting Date – Thursday, July 20, 2023.

- VI. Minutes

After discussion, a motion was made by Scott Miller, and seconded by Jason Miller, to approve the May 25, 2023, Board of Directors Meeting Minutes as amended. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

- VII. Manager's Report

The unaudited financial update as of April 30, 2023, was provided:

- Total Cash and Investments: \$4,465,984.62.
- Which includes: \$3,089,725.84 in operating accounts, & \$1,376,258.78 in reserve accounts.
- Total Liabilities and Equity: \$4,685,976.22.

Tim provided the Board with an update:

- Phase 3 updated landscape light plan in process. Meter addresses created, permit requested.
- Sunflower from Dew Drop to Sunbeam Fence Stain Project complete.
- Sunflower from Osage to Marlin Fence Stain Project 50% complete due to weather.
- Dawn Mist Parking Lot Joint and Crack Sealing to be scheduled for July.
- Spray Park Replacement Project materials delayed by manufacturer, to arrive this week.

- Brick Perimeter Wall Repair Project 85% complete due to weather.
- 423 and Sunflower's Irrigation/Landscaping Project in permitting process and water meter installation is in progress.
- Reserve Study Physical Inspection conducted June 22nd.
- Seabrook Pool Wall and Sidewalk Project completed. Working on gate plan.
- Irrigation mainlines, lateral lines, and sprinkler head repairs are ongoing.
- Summer color ordered. Treating existing color for Cucumber Beetles to prolong life.
- Plan to add a second submersible well pump for redundancy and increased flow in progress.
- Plans for a second well in the Canal area for redundancy and increased capacity in progress.
- The playgrounds and Doggie Stations cleaned twice a week and as needed.
- Plans for repairs and minor upgrades to playgrounds in progress.
- Mowed/mulched leaves and debris from beds and in turf areas (twice per month).
- Pulled weeds in flower beds.
- Spot treatments for fire ants.
- 58 ARC requests were approved since the last meeting. 2 denied. 2 in process.
- 385 Violations were processed for miscellaneous items: Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

VIII. Old Business

A. Bahia Rio Pool-Playground-Parking Area Light Proposals.

After discussion, a motion was made by Jason Miller, and seconded by Scott Miller, to approve Light It Up Electric's proposal as amended not to exceed \$15,400. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

IX. New Business

A. Sediment Survey Proposals.

After discussion, a motion was made by Scott Miller, and seconded by Jason Miller, to approve Lake Management's proposal as presented. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

X. Committees

A. Reports

- Social Committee
 - Fourth of July Bicycle Parade scheduled from 9am to 10am for July 1st.
 - Ice Cream Social (Paletas) on July 18th from 9am to 11am.
 - Ice Cream Social (Creamsicles, Fudgesicles, Non-Dairy) on July 18th from 5pm to 7pm.
 - Community Garage Sale from September 22nd to 24th.
- Building and Grounds Committee - None.

XI. Communications – No Communications provided.

XII. Open Forum

XIII. Adjournment – A motion was made by Jason Miller, and seconded by Scott Miller, to adjourn the Board of Directors meeting at 7:52 PM. The motion carried unanimously. (4 in favor, 0 against, 1 absent)

Respectfully submitted, Scott Miller, Secretary