

# **Two Sunset Pointe HOA**

## **Board Of Directors Meeting Minutes**

August 17th, 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. Attendees: Chris Holderman (President)  
Harris Oshiokpekhai (vice President)  
Scott Miller (Secretary)  
Melissa Star (Treasure)  
Jason Miller (Director)

Attending staff: Barry Jones (Community Manager)  
Christina Lewis (Adim Assistant/Social Events Coordinator)  
Mike Luzzi (Admin Assistant ARC coordinator)  
Vanessa Burch (SBB President)

III. President Holderman recessed to Executive Session at 6:30 PM.

- Board of Directors voted moving 5 properties to foreclosure.

IV. President Holderman reconvened the Open Session at 7:00 PM.

V. Executive Disclosure – Verbal Report of financials.

- The Board of Directors met prior to Open Session Meeting to discuss pending legal issues, delinquent accounts, contracts and/or personnel.
- After discussion, a motion was made by Jason Miller, and seconded by Scott Miller, to approve to Ratify the Executive Session Actions. The motion carried unanimously. (5 in Favor, 0 against.)

VI. Minutes

After discussion, a motion was made by Harris Oshiokpekhai, and seconded by Melissa Starr, to approve the July 20th, 2023, Board of Directors Meeting Minutes as amended. The motion carried unanimously. (5 in favor, 0 against.)

VII. Manager's Report – Verbal Report

Financial update as of July 31st, 2023, was provided:

- Total Cash and Investments: \$4,410,464.03.
- Which includes: \$3,165,527.59 in operating accounts, & \$1,244,936.44 in reserve accounts.
- Total Liabilities and Equity: \$4,4698,459.01

Barry Jones provided the Board with an update:

- Building Reserve out of Chicago informed me the first draft RS report will be completed by the end of the month. They realize our Budget Season starts in September.
- Gate repairs involving welding and painting have started, the heat has played a big factor when it comes to the painting it is best to wait until the welding repairs are complete allowing these 100 plus temperatures to go down. (J.S. Improvements & Prosper Fence & Welding)

- We reached out to 3 vendors to provide proposals for the concrete walkway on 423 and Sunflower. (Classic Construction/Strive/Martinez) all provided the proposal within 7 days.
- This Will be discussed in Old Business.
- I did a landscaping walk with Ronny Nelson with Simply Horticulture. Based on heat, they are delaying the seasonal changes in all areas of the monuments. We will be working closely when we start investigating the deteriorating retaining wall along Woodlake & Sunflower. Ronny is concerned with the irrigation in some of the back yards that may be creating the Damage. We will need to get an engineer to investigate and provide us with a report so that we know the integrity of the wall and repairs that need to be done.
- Phase 3 landscaping light plan has been completed. (Simply Horticulture/Ronny Nelson)
- The Fence Staining project is going well. Jorge with Fence Rescue said about 15% of Sunflower is complete. They are currently in the cleaning process from Osage to Woodlake.
- The proposal for the “sediment Surveys” should be complete and delivered to us in the week of August 28<sup>th</sup>. (Lake Management Services – Brett Burris)
- Pool signage and Office signage will be completed by the end of the month. (Prime Signs – Mark Mankin)
- Contacted Vendor Light it Up Electric – Completed Project. Discuss next phase in Old Business.

### VIII. Old Business

- A. Discussed putting a walkway from 423 and Sunflower from the Sunset Pointe sign to the walking path to make it easier for homeowners to access walking trail from the sidewalk.

After discussion the Board asked for a revised bid from Martinez Concrete Topsail and removal compact under the new sidewalk, have the sidewalk curve into the existing path, #3 rebar and 12” min on chairs. Motion made by Jason Miller, seconded by Melissa Starr. Motion carried unanimously. (5 in Favor 0 against.)

- B. Discussed keeping the pool open until End of Day on October 1<sup>st</sup>. Pool hours will remain 8AM-9PM. Motion Made by Jason Miller Seconded by Melissa Starr. Motion carried unanimously. (5 in Favor 0 against.)

### IX. New Business

- A. Water Fountain installed located at the Dawn Mist Gazebo. Water fountain is only available inside the gate of the pool. This would be useful for those who forget their pool fobs.

After discussion the board decided to table the Water Fountain. Look for a new area to install fountain to ensure compliance with A.D.A.

Motion made by Melissa Starr Seconded by Jason Miller. Motion carried unanimously. (5 In favor 0 against.)

### X. Committees

#### A. Reports

- Social Committee
  - Ice Cream Social (Creamsicles, Fudgesicles, Non-Dairy) on August 3<sup>rd</sup> 5-7PM  
Christina Lewis (Social Events Coordinator gave an update from last Ice Cream Social big success. Around 200 homeowners attended.
  - Community Garage Sale from September 22nd to 24th.
  - Fall Festival October 21<sup>st</sup> from 9AM-12PM
- ARC Report (Mike Luzzi ARC Coordinator)
  - 19 ARC requests submitted last month. All were approved.

XI. Open Forum – General Membership

- A. Homeowner inquired about keeping the pools regular hours until October 1<sup>st</sup>.

XII. Next Board meeting Scheduled for September 21st.

XIII. Adjournment – A motion was made by Jason Miller, and seconded by Harris Oshiokpekhai, to adjourn the Board of Directors meeting at 8.03 PM. The motion carried unanimously. (5 in favor, 0 against)

Respectfully submitted, Michael Luzzi, Administrative Assistant.