



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

June 27<sup>th</sup>, 2024

6:15 PM

- I. President Holderman called the meeting to order at 6:19 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)  
Scott Miller (Treasurer)  
Allen Roholt (Director) (Virtual)

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

Absent: Lupita Manfredini (Secretary)

- II. President Holderman recessed to Executive Session at 6:19 pm

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

- IV. Executive Disclosure – Verbal Report of financials.

- A) The Board of Directors met prior to the Open Session Meeting to discuss pending legal issues, delinquent accounts, contracts, and/or personnel.
- B) The Board voted to authorize foreclosure on account 1 delinquent account. A motion was made by Scott Miller made a motion to proceed with foreclosure. The motion was seconded by Melissa Starr. The motion carried 4 for, 0 against and, 1 Absent.

- V. Minutes – May 16th Board Meeting Minutes.

- After discussion, a motion was made by Scott Miller, and seconded by Allen Roholt, to approve the May 16th, 2024, Board of Directors Meeting Minutes. The motion carried 4 for 0 against and 1 absent.

- VI. Provided the B.O.D. proof of notice for the Monthly Board Meeting sent in the May 17th Newsletter.

- VII. Financials – May 16th, Approval

- Financial update as of May 31st, 2024, was provided:
  - Total Cash and Investments: **\$4,388,288.60**
  - This includes **\$2,943,858.31** in Operating Accounts, & **\$1,444,430.29** in Reserve



#### Accounts.

- Total Liabilities and Equity: **\$4,592,580.72**
- May Financials were sent to the Board Members and put on the agenda for approval at the 6/27/24 BOD Meeting.

- After discussion, a motion was made by Melissa Starr to approve the March Financials as presented. Scott Miller seconded the motion. The motion carried unanimously. 4 In favor, 0 against, and 1 absent.

### VIII. Manager's Report – Verbal Report

#### **Operations**

- **Monitor Services-** We expanded the monitor company area to patrol to include the amenity areas, specifically the Dawn Mist area. No extra charge. Update on issues at the Pools.
- **Splash Pad-** We had to call Convergence because the splash pad deteriorating and becoming loose and draining into the large pool. We are still under warranty.
- **Insurance Claim** for the car accident on Walker was finalized and we are receiving a check in the amount of \$3,687.46 after a deductible of \$1,000.00.
- **Storm Damage** was minimal which included 3 ripped-up shades (Bahia/Leisure/Dawn Mist.) Also, a down large weeping willow tree in the backyard of 2352 Aurora Dr. landed on the infrastructure wall at Walker. Damages for landscaping and possible wall repair will be around \$1,250.00. Shade will be the biggest expense at \$15k.
- **Meeting with Jason Miller on 6/21/24** – regarding the large capital projects of the RR renovations and a less expensive project of the Gazebos.
- **Winners for May Yard of the Month-** They have been notified and will be in this week's newsletter.
- **Light it Up Project for Dawn Mist amenity area Project** – Based on the work needing to be done involving several trenches being dug up and possible irrigation challenges and liability concerns, it was best recommended to start the installment of the light after Pool Season is over and School begins. The estimated time to complete the installation of all lights will be 30 days from the tentative start date of 10-14-24.

### IX. Old Business

- A. Update on playground shades/storm repairs on shades. (Christina Lewis)
  - The board was presented with an updated spreadsheet with a new bid from Playgrounds ETC for shade additions/replacements after the March Storms. It was discussed that the new bid from Playground ETC. had more accurate information with all necessary information included in the bid.
  - After discussion, a motion was made by Scott Miller to move forward with Playground ETC's bid for shade replacement after the storms. The motion was seconded by Melissa Starr. The motion carried 4 for, 0 against, and 1 absent.
  - The board was presented with a spreadsheet that contained information regarding Playground Shade additions @ Leisure Lane and Bahia Rio which was previously discussed.
  - After further discussion a motion was made by Melissa Starr to table the discussion



regarding additional playground shade structures until other bids are received for other capital improvement projects. The Motion was seconded by Allen Roholt. The motion carried 4 for, 0 against, and 1 absent.

#### X. New Business

##### A. Fountain Repair for a new motor (two options based on warranty.)

- The board was presented with two different options regarding the fountain motor for the canal @ 423 and Sunflower. One was just individual parts with a 1-year manufacturer's warranty based on parts, and the other option had the motor put together with a 3-year manufacturer's warranty.
- After discussion Melissa Starr made a motion to table the discussion for a new motor to get more information regarding the cost of installation. The motion was seconded by Scott Miller. The community Manager stated that he would email contractor requesting the additional information. The Board can vote via Email. The motion carried 4 for 0 against and, 1 absent.

#### XI. Committees

- Architectural Committee (Mike Luzzi)
- Social Committee (Christina Lewis)

#### XII. Open Forum.

- 2 homeowners present, 1 joined virtual VIA Teams
- A. Homeowner via teams inquired about having more trees added along the walkway around the canal
- B. The homeowner inquired about the lack of upkeep at certain homes surrounding her home.

#### XIII. Adjournment- 8:18 PM

Motion to Adjourn made Scott Miller and Seconded by Allen Roholt. Motion carried 4 for 0 against and, 1 absent.

