

Two Sunset Pointe HOA
Board of Directors Meeting Minutes

July 20, 2023

6:30 PM

- I. President Holderman called the meeting to order at 6:36 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, Jason Miller, Harris Oshiokpekhai.
- III. Attending staff: Mike Luzzi and Angie Turner
- IV. Absent: Melissa Starr and Scott Miller
- V. Homeowners/Guests: Cynthia Ortiz, Girl Scout Troop.

- VI. President Holderman recessed to Executive Session at 6:36 PM.
 - Homeowner Variance Request
- VII. President Holderman reconvened the Open Session at 7:04 PM.

- VIII. Executive Disclosure – No Vote
No financials available to report.

- IX. Minutes
After discussion, a motion was made by Jason Miller, and seconded by Harris Oshiokpekhai, to approve the June 29, 2023, Board of Directors Meeting Minutes as amended. The motion carried unanimously. (3 in favor, 0 against, 2 absent)

- X. Manager's Report
 - Initial Plan for Canal Walking Bridge Discussion.
Discussions were put on hold for the time being as would like all members of the Board to be present.
 - Contact Martinez Concrete to give estimate on Sidewalk at FM423 and Sunflower. This would prevent residents have to walk through the grass to get to the walking trail.

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

 - Total Cash and Investments: \$4,328,931.49.
 - Which includes: \$3,076,387.28 in operating accounts, & \$1,252,544.21 in reserve accounts.
 - Total Liabilities and Equity: \$4,467,630.02.

Chris provided the Board with an update:

 - Phase 3 updated landscape light plan in process. Meter addresses created, permit approved.
 - 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 have arrived, started 7/17; to finish Friday, Open Monday afternoon of July 24th.
 - Brick Perimeter Wall Repair Project 85% complete due to weather.
 - 423 and Sunflower's Irrigation/Landscaping Project in permitting process and water meter installed. Waiting for the tap, bore and water meter to be installed. Landscaping installation starts after the water meter is set and the system is tested.
 - Reserve Study draft in progress.

- 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.
- 31 ARC requests were approved since the last meeting. 1 denied. 0 in process.
- 324 Violations were processed for miscellaneous items: Weeds, Roof, Trash Cans, Debris, ARC Non-Submittals, Etc.

XI. Old Business

- A. None

XII. New Business

- A. Girl Scout Bronze Award Request to Install Lend a Library at Dawn Mist Playground.

Girl Scout plan is to maintain once a month.

Call to ensure no major gas lines or electrical lines are not in the way.

Check with Ronny about irrigation lines.

Check for any potential inappropriate material weekly.

Do a small ceremony to celebrate the opening of Lend a Library, present Girl Scout Troop with a plaque to install on Library.

After discussion, a motion was made by Jason Miller, and seconded by Harris Oshiokpekhair, to approve Girl Scout Troop proposal as presented with location of utilities and sprinklers marked. The motion carried unanimously. (3 in favor, 0 against, 2 absent)

XIII. Committees

- A. Reports

- Social Committee
 - Ice Cream Social (Creamsicles, Fudgesicles, Non-Dairy) on August 3rd from 5pm to 7pm.
 - Community Garage Sale from September 22nd to 24th.
- Building and Grounds Committee - None.

XIV. Communications – No Communications provided.

XV. Open Forum

XVI. Next Board meeting Scheduled for August 17th. Calander invite will be sent out.

XVII. Adjournment – A motion was made by Jason Miller, and seconded by Harris Oshiokpekhair, to adjourn the Board of Directors meeting at 7:41 PM. The motion carried unanimously. (3 in favor, 0 against, 2 absent)

Respectfully submitted, Michael Luzzi, Administrative Assistant.