

Two Sunset Pointe HOA

Board Of Directors Meeting Minutes

October 19th, 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: 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)
Cassandra Edwards (Compliance)
- III. President Holderman recessed to Executive Session at 6:45 PM.
- Simply Horticulture presented to the Board an updated system for the irrigation zones for the community.
 - Board of Directors Discussed authorization of 5 properties to authorize foreclosure.
- IV. President Holderman reconvened the Open Session at 7:01 PM.
- V. Executive Disclosure – Verbal Report of financials.
- The Board of Directors met prior to the 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, 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 Scott Miller, and seconded by Harris Oshiokpekhai, to approve the September 21, 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 September 30, 2023, was provided:
- Total Cash and Investments: \$4,249,600.71
 - Which includes: \$2,947,168.96 in operating accounts, & \$1,302,430.75 in reserve accounts.
 - Total Liabilities and Equity: \$4,428,740.16
- Barry Jones provided the Board with an update:
- The gate painting project has resumed since the weather is cooperating. The estimated time of completion of this project is by the end of November. The welding portion of the fencing has been completed. (Vendors involved are J.S. Improvements & Prosper Fence & Welding)

- Martinez Concrete has informed us the city wants the concrete walkway to connect to the existing concrete walkway. The proposal will incur further expenses like a TxDot permit and extra concrete. See the revised proposal in the packet.
- The Fence Staining Project is going well. Jorge with Fence Rescue has added more workers to get this project across the finish line before the weather turns to rain. They also provide a Monday Morning update.
- The new windows in the H.O.A. office have been completed.
- Working on Phase #3 of the electrical panel installation. Meters are installed, and wiring and boring are currently being done. They have been informed about the urgency to complete the project.
- The 2024 Budget preliminary Board workshop was completed on 10/17/23.
- Working with Aaron to set the dates to complete the resurfacing of the two remaining pools. (Seabrook & Bahia Rio.)
- The launch of the new compliance process has been very successful. The basketball goals are the most challenging issue. The board agreed to have a Townhall Meeting to address the homeowner's concerns and the challenges.

VIII. Old Business

A. Discussed the revised Martinez agreement for concrete walkway addition at FM 423 and Sunflower.

Motion made by Melissa Starr seconded by Scott Miller to approve the revised proposal. Motion carried unanimously (5 in favor and 0 against)

IX. New Business

A. Discussed Vote H.O.A. agreement for upcoming Board of Directors elections for \$1,775.

Motion made by Jason Miller to approve the agreement to use Vote H.O.A. Seconded by Melissa Star. The motion carried unanimously. (5 In favor 0 against.)

X. Committees

A. Reports

- Social Committee (Christina Lewis)
 - Fall Festival update.
 - Winter Festival Update
- Architectural Committee (Mike Luzzi)
 - 13 total ARC requests 11 approvals, 1 denial, 1 withdrawn.
- Compliance Report
 - Cassandra reported on the progress of Compliance inspections.

XI. Open Forum

A. The homeowner inquired about Lockers and Lighting for the Basketball Courts.

XII. Next Board meeting Scheduled for November 16th.

XIII. Adjournment – A motion was made by Jason Miller, and seconded by Melissa Starr, to adjourn the Board of Directors meeting at 7:52 PM. The motion carried unanimously. (5 in favor, 0 against)

XIV. Respectfully submitted, Michael Luzzi, Administrative Assistant.