

Two Sunset Pointe HOA

Board Of Directors Meeting Minutes

September 21st, 2023
6:30 PM

- I. Chris 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 6:40 PM.
- The Board of Directors discussed 2 properties to move forward to Authorize Foreclosure Lawsuit.
 - B.O.D discussed 1 property which the homeowner proposed to settle Amount owed.
- IV. President Holderman reconvened the Open Session at 7:09 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 Melissa Starr, and seconded by Jason 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 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 August 31st, 2023, was provided:
- Total Cash and Investments: \$4,263,919.86.
 - Which includes: \$2,980,221.93 in operating accounts, & \$1,283,697.93 in reserve accounts.
 - Total Liabilities and Equity: \$4,477,821.15
- Barry Jones provided the Board with an update:
- We will receive the Reserve Study the of (9/18/23) along with the Insurance Advisory Report. UPDATE: We received the RS report on 9/18/2023 and sent it to the board members. I have not received the Insurance Advisory Report.

- The gate painting project has resumed since the weather is cooperating. The welding portion of the fencing has been completed. (Vendors involved are J.S. Improvements & Prosper Fence& Welding)
- Martinez Concrete is still awaiting the permit to start the concrete walkway path.
- Splash Pad was completed, but the inspection had electrical issues that we are finalizing this week. Hopefully, the splash pad project will be completed by the end of next week (9/22/23).
- 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.
- Simply Horticulture had two major repairs that needed to be addressed. (Seabrook Pool-Overflow Drainage) & (Rebuild Water/Stone Feature.)
- AED Services for the Four Pool areas (Time had requested a proposal.)
- Light It UP Submitted the proposal for Phase #2 of this project.
- Requested Black Diamond Renovation to come by and provide a proposal for the Dawn Mist Bathrooms. WE have received many complaints about the condition and safety of the bathrooms.
- Working on Phase #3 of the electrical panel installation for the monuments for the Christmas Decorations. (Scotts Electric is the Vendor.)
- Girl Scout Little Free Library project has been completed.
- Started the preliminary 2024 budget to present to the Board. Need a date for the Budget workshop with the Board members.

VIII. Old Business

- A. Discussed continuation of the lighting project at Dawn Mist, Seabrook and Leisure Lane amenity centers. Work to be done by “Light it Up Electric.”

After Discussion a motion was made to Approve the Amenity Center lighting project with boring needed not to exceed \$2,500.

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

IX. New Business

- A. Discussed holiday lighting plans for this coming holiday season. 5 new monuments will have lighting this season.

Motion made by Scott Miller to approve the Holiday lighting as proposed by Premier Lighting Seconded by Melissa Star. Motion carried unanimously. (5 In favor 0 against.)

- B. Discussed A.E.D Services (proposed by A.E.D 123)

After discussion, a motion was by Melissa Starr to table the proposal to request more information about associated costs with services as not clearly defined. Seconded by Jason Miller. Motion carried unanimously. (5 in favor 0 Against).

- C. Board Discussed renovation proposal for Dawn Mist Bathroom from Black Diamond. Board would like to walk the bathrooms to inspect bathrooms and come up with a scope of what improvements they would like to see.

Motion made by Jason Miller to table proposal until B.O.D has inspected bathrooms. Seconded by Melissa Starr. Motion carried unanimously. (5 in favor 0 against.)

X. Committees

A. Reports

- Social Committee
 - National Night Out/ Fall Festival/ Adult events update
 - Community Garage Sale from September 22nd to 24th. Banners are Up.

- Architectural Committee

XI. Open Forum

- A. Homeowner inquired about Fence being moved on retaining wall in backyard.

XII. Next Board meeting Scheduled for October 19th.

XIII. Adjournment – A motion was made by Jason Miller, and seconded by Scott Miller, to adjourn the Board of Directors meeting at 8:15 PM. The motion carried unanimously. (5 in favor, 0 against)

Respectfully submitted, Michael Luzzi, Administrative Assistant.