

Sundial Townhome Association
Annual Meeting Minutes
17 November 2021

1. **Call to order:** 5:08 p.m.
2. Quorum was established at the meeting through proxies and those who attended, there were 9 homeowners by person and proxy.
3. **Minutes:** 2020 minutes Tracee motioned, Jim seconded, motion carried unanimously.
4. **President's Report:** Jim Williamson
 - Insurance
 - The most important thing we talk about every year and I talk about it every year. This is the most important thing you can have. If we have a hailstorm this will cover that. Amanda has information she can send you for more information on this. Please make sure you have a HO-6 policy of at least \$50,000. Please also make sure that your policy includes the HOA's deductible if an insured loss happens.
 - Project's we have done are as follows:
 - Spring and Summer 2020 Projects
 - Replacing mulch with rock
 - We did mud jacking throughout the community. We do this every year where the contractor walks around tells us what the worst is.
 - Regraded all the gutters
 - Fall Projects 2020
 - Jim and Patricia trimmed all the trees
 - Jim inspected the irrigation system
 - Spring 2021 Projects
 - Changing to a better landscaping company
 - Redo the entire sprinkler system including the drip system
 - Inspect all the buildings for cracks in the stucco
 - Parking:
 - We have added new parking signs, our guest parking is for guests only. Owners are to drive in the garages and in the driveway.
 - Snow Removal is only when it is over 3", under that it is the homeowner's responsibility.
 - Please no grilling 10 feet from a building and no charcoal grills at all.
5. **Treasurer Report**
 - As of September 2020:
 - Checking: 11,000
 - Savings: 42,000
 - Reserve: 127,000
 - We are going to be raising the dues less than 5% to 266.00 per month

- Our insurance went up 2,000 and so did the new landscape contract. We did lower the property maintenance to stay balanced. We put in 800.00 a month into reserves.
- Doug talked about REVO pay for all homeowners, it is on the Sundialtownhomes.com website. There is a fee for credit cards and debit cards. There is no fee for the ACH

6. Election of Board Member

Due to zoom there were no nominations from the floor.

Tracee was elected to the board per the proxy vote.

7. Questions and Answers

8. End of Meeting

The meeting was adjourned at 05:10p.m.

Meeting Minutes were taken by:

Amanda Crooks – Property Manager