

Sundial Townhome Association
Annual Meeting Minutes
November 14, 2024

1. **Call to order:** 6:012 p.m.
2. Quorum was established at the meeting through proxies and those who attended, there were 6 homeowners by person and proxy.
3. **Minutes:** 2023 minutes Jim motioned, Doug seconded, motion carried unanimously.
4. **Insurance:**
 - Jim explained the importance of the HO-6 Insurance. The HOA recommends \$50,000.00 for your loss assessment policy (HO-6). The HOA deductible can change, and we want to make sure the homeowners are covered.
 - The HOA deductible per occurrence is \$25,000.00. This is for everything minus the wind and hail.
 - The current wind and hail is 2%.
5. **President's Report:**
 - Jim gave his report. He went over the roof project. Jim explained everything that was damaged in the process.
 - Parking – New polices have come and we have to have English and Spanish signs at the entrance.
 - Back porches are not meant for storage. Trash totes need to be in the garages. Cars cannot be stored on property.
 - Please remember the snow removal is only when it is over 3", under that it is the homeowner's responsibility. The landscaper's have 24 hours from the time the storm stops.
 - Please no grilling unless you are 10 feet from a building and no charcoal grills at all.
 - Jim went over Timepiece, and what we are going to do because the road is failing.
 - Jim talked about the fences and what we need to do. The fences are starting to rot causing them to fall over.
6. **Treasurer Report**
 - Doug gave the financial report to the community. He went over the number as of October 31, 2024.
 - We are going to be raising the dues by less than 5% to 321.00 per month.
 - Doug doubled the amount of what we spend on insurance. When Doug did this it took away from the property maintenance.
 - Doug went over the 2025 budget and the steady increase has helped the HOA maintain a stable financial position. However, it is not enough to prevent a special assessment in the future to do property maintenance.
7. **Election of Board Member**
 - Jim asked for any nominations from the floor.
 - Clinton was elected back to the board by show of hands.
8. **Questions and Answers**
 - The board answered all the questions the community had.
9. **End of Meeting**

The meeting was adjourned at 07:12p.m.

Meeting Minutes were taken by: Amanda McKitterick – Property Manager