

Sundial Townhome Association
Annual Meeting Minutes
18 August 2016

1. **Call to order:** 5:31 p.m.
2. Quorum was established at the meeting through proxies and those who attended. 12 homeowners were present at the meeting.
3. **Minutes:** Jim made the motion to accept the 2015 Annual Meeting Minutes and Tracee Seconded the motion, motion carried.
4. **President's Report:** Jim Williamson

Jim reviewed the actions the board has done over the past year. The board is trying to keep Sundial looking the best they can for a low cost. Over the past year the board has done a lot.

- We did not do major projects, we are going to hold off to save money. We recognize things need to be done on Timeless with a concrete drain pan in the center. We want to hold off until next year. We will do the crack fill and seal coat.
- We fixed the sump pump risers on the sump pumps on the west side of the buildings on Timepiece Point.
- We eventually we be replacing the mulch with gorilla hair and that is why we have held off on replacing the mulch. We will slowly be doing that over the years.
- We replaced the garage lights, however if your bulb is out please replace this to keep the community lit.
- We hired a new landscaping company and so far, everything is going great.

5. Hail Damage

We have had significant hail damage. We had the roofer come out who originally put the roofs on to confirm this damage. The adjuster was out last weekend. We hope that everyone has a loss assessment policy because there will most likely be a special assessment due to the damage.

6. Treasurer Report

As of July 31, we have \$16,000 in our checking account, \$9,000 in our saving account and \$65,000 in the reserve account. We are doing better than we were last year. Our top expenses are still Property Maintenance, Insurance, Management, and the Landscape Contract. We must raise the dues to \$220.00. If you look at the dues chart in 2015 we were paying \$200.00 however our expenses were \$224.72 a unit. We want to make sure we stay ahead of this and do not need to raise them a lot.

7. Question and Answer

The owner of 5547 Timeless View ask the board to look at her deck

Jim asked everyone to be aware and if they noticed anything please let Amanda know right away.

Patricia went through the entire community and trimmed all the trees. We would like to thank her for doing this and saving the HOA a lot of money.

8. Election of Board Member

Jim asked if there were any nominations off the floor, and there were none.

Tracee's term as Vice President was up. Tracee was unanimously re-elected.

9. End of Meeting

The meeting was adjourned at 06:25p.m.

Meeting Minutes were taken by:

Amanda Crooks – Property Manager