

Sundial Townhome Association
Annual Meeting Minutes
1 August 2017

1. **Call to order:** 5:34 p.m.
2. Quorum was established at the meeting through proxies and those who attended.
3. **Minutes:** Jim made the motion to accept the 2016 Annual Meeting Minutes with the corrections and Tracee Seconded the motion, motion carried.
4. **President's Report:** Jim Williamson
 - Insurance
 - We were dropped by our last insurance company and our rate has doubled.
 - CB insurance is still our insurance broker
 - We have been dropped 2 years in a row
 - Cost of insurance is going up due to the hail damage state wide, it can go up even if we do not have a claim.
 - Roofs
 - We had these replaced after the July 28, 2016 hail storm.
 - Overall Projects
 - We didn't get everything done we needed due to the lack of funds.
 - We got 2 areas changed from Red Mulch to Gorilla Hair.
 - Eventually we are going to replace all the mulch with the gorilla hair.
 - We are going to be replacing the concrete dividers on Timeless to match those in Timepiece point
 - We would like to get the staining of the doors on a schedule so that we can slowly start repairing them.
 - We fix a deck that had settling issues as well.

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.

Doug's term as Vice President was up. Doug 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