

Sundown Village
Annual Meeting
February 23, 2023

Nine Owners were present and one proxy was presented.

Meeting called to order at 6:05 PM by President Brandon Jamison.

Introduction of the Board of Directors and Alicia with Lighthouse Management were done. Owners were also notified that HOA docs are available on the website. Lighthouse Management provided business cards with information and the website address.

Brandon asked if owners had reviewed the 2023 proposed budget. He stated that there was a significant cost for ground maintenance because the Board of Directors had the pond and common area along E Road cleaned up, the trees trimmed or removed, and new rocks installed on E Road.

Brandon also stated that there is a Clifton Water tap on E Road that has not been used since 2011/2012. Apparently, the HOA has been billed monthly; However, those invoices were being sent to a very old PO Box and the current management has never received a bill until January 2023 when they were contacted by Clifton Water to see if LH managed the Association and discuss the delinquent balance. The invoice was more than \$2,000.00. The Board of Directors decided that the tap needs to be removed. Clifton Water is deciding if they will waive the balance given the circumstances and that the HOA has not used it for a very long time.

Brandon stated that the Board of Directors is proposing a \$20.00 increase to cover expenses since prices for all services have increased such as insurance, water shares, common area maintenance etc.

The HOA has reserves of approximately \$8,000.00 in CDs with Edward Jones. However, if there is a main line break and the HOA has to excavate, then the reserve will be gone very quickly. The HOA has three lateral main lines in subdivision. John stated that some owners near E Road have had difficulty getting water. Owners were reminded that they must have a pump on their own systems if they want to use the water. The HOA operates on gravity flow and does not have a pump to push water to the owners.

There are a few valves that are in owner's backyards and the HOA asks that those owners do not open those valves as it causes other owners to lose pressure and not be able to use the irrigation for their properties. This continues to be a problem and the Board has discussed moving the valves out of the owner's yards to hopefully resolve the issue, but nothing has been decided at this time.

Debbie asked about delinquencies. Alicia explained the process for collecting those balances and that the management company is working on collecting the delinquencies.

Question regarding changing the date that the HOA invoices owners. They currently bill owners in June. It was suggested to move it to January or even March. The Board has considered that but has not planned to do it yet.

Ron stated the budget is approved unless 51% of owners veto it.

John asked what the balance is in the operating account; Alicia stated there is approximately \$1,700.00. John wanted to know if that was enough to cover expenses until the Annual Assessment was billed. Alicia stated she felt that it was.

Dennis complained that properties were not being kept up. He will get with Alicia to discuss those issues after the meeting. He would like the HOA to remind owners to be courteous neighbors and pick up after their pets.

Debbie stated HOA needs to show that they care and enforce rules & regulations and get the neighborhood cleaned up. Maybe owners will be more involved if they can see improvements/activity.

Dennis thought there was supposed to be a rule that makes owners put trailers etc. behind the fence. Linda thought so too and so did the Board. Some how it was not in the amended CC&R's that were recorded in 2020. The Board is not sure why that happened and will look into what happened. Alicia explained that to add it to the CC&R's now would require the Association to make another amendment. The Board would need to draft a proposed amendment requiring trailers and recreational vehicles to be placed behind a fence and have the owners vote on it. Any amendment requires 67% of the members to vote in favor of the change. This is definitely something the Board could discuss doing at a later date.

Sheryl has resigned from the Board after many, many years. Thank you Sheryl for all of your time and efforts on the Board of Directors. Brandon & Ron are willing to stay on the Board of Directors and Kenny volunteered to be on the Board.

John motioned to approve the Board of Directors – Brandon, Kenny & Ron. Dawson seconded the motion, and the Board was approved.

The meeting was adjourned at 7:40 PM