

Sundown Village Homeowners Association

Annual Meeting

October 29, 2019

East Meadows Hall Community Center

The meeting was called to order at 6 p.m. by Sheryl Douglas. Introduction of the Board of Directors and Alicia Criswell with Coldwell Banker Commercial Prime Properties (CBCPP).

Sheryl read the 2018 Meeting minutes. Sheryl explained that since then the HOA has changed management companies. Larry McDonald motioned to approve the 2018 meeting minutes; Debbie Neil seconded the motion and the 2018 meeting minutes were approved.

Sheryl did explain that the HOA did hire JCJ Landscaping to maintain the small retention pond area and along E road. Mostly just maintaining the weeds and picking up trash once a month for \$100 per month. Other things like tree trimming is an extra cost and will be billed hourly.

Brandon asked if anyone was having problems with their irrigation. One owner stated that they are having pressure issues. John Douglas & Brandon explained that the system is not a pressurized system, it is gravity fed. It also depends on what time they are trying to water and how many other owners are watering at the same time. Nighttime is a better time to water as not as many owner's water during the night.

The balance in the operating account is \$16,125.93 as of 10/29/2019. The Board would like to open a CD account to earn interest and have a reserve fund.

John motioned to approve the 2020 proposed budget; Debbie Neil seconded the motion and the 2020 Budget was approved.

The Amendment of the CC&R's and the Bylaws for the HOA were mailed to each owner with a ballot to vote on those Amendments. There were not enough ballots returned to approve the Amendments. Linda Van Houten volunteered to visit neighbors to collect the ballots. Debbie Neil suggested that the Board create a fact sheet for owners to hit bullet points to help quickly inform owners of the proposed changes. While they are asking for votes, they will also ask for contact information.

Linda motioned that the current Board of Directors remain in their positions on the Board Debbie Neil seconded the motion and the Board member were approved.

The meeting was adjourned at 7:10 p.m.

The meeting minutes were taken by Alicia Criswell Coldwell Banker Commercial Prime Properties.