

**MINUTES OF SUNSET BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING**

Wednesday, May 12, 2021

www.sunsetbaypoa.org

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held Wednesday, May 12, 2021 via conference call. The meeting was called to order by the President and convened at 7:03 p.m. A quorum was established.

The following officers were in attendance:

President	Debbie Ortiz
Vice President	Rick Gonzalez
Treasurer	Nikki Bloomer
Secretary	Stacy Thole

The following Alternate Director was in attendance:

Executive Director	Tim Raub
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The following officers were *not* in attendance:

Vice President at Large	Kelly Baggett
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A. Financial

- a. POA Financial review
Statements for the month ending April 2021 in the checking and reserve account were reviewed and balanced.
- b. Review Quarterly statement from Johnson & Creekmore
The Quarterly statement is due next month and will be reviewed at the next meeting.
- c. Outstanding 2020 dues
Three outstanding accounts remain; fees and finance charges will continue to accrue for these accounts. These accounts may be subject to legal action and will be reviewed at our next meeting.
- d. Update on Liens
Legal action on one property remains open.

B. Updated Bylaws

The updated Bylaws are currently being prepared for review and filing.

C. Disclosure of Property Owners Private Information

As board members we are not allowed to disclose personal information on property owners to other property owners without their permission.

D. Building/Property Activity

One new home application has been received. Three houses are currently under construction. One property has sold, and two properties are currently under contract. No new ACC Review Request Forms received.

E. Common Area/Main Entrances

Rick is getting bids to replace the landscaping at the entrances.
The repair/replacement of the widened driveway at the mailboxes, has been completed.
We are now looking at widening the driveway over the culvert and will review bids for this.
Damaged fencing along our Hwy 188 boundary has been noted and will be reviewed and discussed further at our next meeting.

F. Miscellaneous

a. *VP/ACC*

Open Position

b. *Property Owners List*

Updated May of 2021, Ongoing

c. *Contractor List*

Stacy will post the Contractor List to the website.

d. *Lawnmowing*

Rick will schedule as needed.

e. *Driveway culvert widening*

Review costs at next meeting.

f. *Potable Water Concerns*

Potable water quality issues have been raised. The Board does not control the water vendor, Quadvest. The CCR's state Quadvest is the selected potable water provider. Water issues should be brought to Quadvest's attention. The Board will strive to be as supportive as possible. Water quality is generally rated as pass/fail. Sunset Bay potable water was marked pass.

g. *Ditches/drainage along Duckhaven*

Ditches and drainage along Duckhaven are the responsibility of Aransas County. We will reach out to the county to request a site inspection and cure.

h. *Policies posted on website update*

The updated policies have been posted to the website.

i. *Annual Meeting*

The annual meeting will be in person and tentatively on August 7th or 14th. Stacy will contact The Fulton Inn to see about scheduling a space. We will also contact the county Road and Bridge office to have someone come out to talk to the community about the new building requirements. We will have a quick special meeting to finalize the annual meeting agenda.

j. *Update To-Do List*

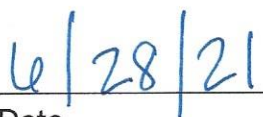
Open Discussion and Questions

The next regular meeting of the Board of Directors is scheduled for Wednesday, July 14, 2021 via teleconference at 7:00 p.m.

Adjournment 8:44 p.m.



Stacy Thole, Secretary



Date