

Sunset Cove Annual Meeting Minutes

August 24, 2024
Clubhouse 9:30am

Juice, coffee and breakfast items were enjoyed from 9:00-9:30 prior to the meeting.

Meeting called to order at 9:31- Pres. Karen Rounds announced we had a quorum of 27. Twenty-one certificate holders present plus an additional six proxies. (18 is the minimum required) 8 certificate holders were absent.

Joan O’Gorman requested a moment to reflect on missing Frank and Gerry Leffler and to hold them in our hearts with gratitude for all that they did here. Frank passed away on 3/21/22 and Gerry moved away earlier this year.

Minutes were distributed in advance. Anne Bula moved to approve. Jason Thibault seconded. Motion passed.

Treasurer’s Report- Kevin Marchand reviewed the actual expenses as of yesterday, of the 2024 budget and the proposed 2025 budget of \$116,000. A few of the highlights from the discussion:

-Barring any additional unexpected costs, it is anticipated that Sunset Cove will break even this year. The trees falling or being removed has become the new variable. We don’t know how many more trees will be cut down or when this will happen, so it could be a 2024 or 2025 expense.

-The annual assessment was raised \$100 to \$3,100.

-The tractor loan will be paid off in 2 ½ years.

-Lauri Thurber asked if Sunset Cove could offer to pay for the liability insurance if we find someone that can drive it that doesn’t have insurance. Kevin stated that a rider could possibly be added to our current insurance to cover the operator, and he will ask about that.

-The Septic loan has been paid off and we are still receiving a few payments from the remaining certificate holders.

-The capital improvements line item should cover the tractor payments and the work on the retaining wall repair. Carl Penske can’t provide a bid on his fee until the water has receded enough for us to have a beach again. We were assured it will be less than Island Excavating’s bid which was around \$15,000.

-We have had the harvester for 3 ½ yrs and for various reasons it hasn’t been used much. There was a brief discussion about selling it, but for now this idea will be postponed until the three people that paid for it are consulted. Other than the hydraulic switch replacement there has not been any additional expense.

-We have saved some money from not having a Park Manager and only paying for the pool. Motion to approve the budget was made by Dean Snider and seconded by Deb Bryan. 23 voted for it and 3 voted against. Motion was approved- Budget passed.

-Gary O’Gorman asked about putting surplus money into something besides a savings account. Kevin will look into it, but when money gets low in December and in case there are unexpected expenses, he thinks it may be better to have it available.

Park Manager Report

Stan Starks was able to supervise the opening of the camp, but for most of the season the Board and President has had to handle many issues. This has not been an easy year. Due to the rain the septic alarm system was activated and fortunately we only had to not use water for a short time and didn’t have to leave the park. It is believed that one factor for why the septic was overloading is because the filter was not cleaned this year. In prior years this has been

done annually. There are 23 listed responsibilities for the Park Manager. It is preferable to have the Park Manager living at Sunset Cove. If that isn't possible it may be necessary to advertise for an outside park manger.

****James Burlinghoff** has a list of 20 certificate holders he will be closing. Winterizing for each unit will be a \$100 fee. The payment check can be left in the unit. ****This** needs to be coordinated with him.

****Nicole Goulette** has submitted a renovation plan for her unit and the new board needs to respond.

Linda Snider asked if we were going to have our port-a-potty cleaned before we close this year. Kevin Marchand stated he would contact them and see that it is done.

President Report-Karen Rounds

There are four critical issues for the new board to work on. Continuing ash tree removal. Repairing the retaining wall. Repairing the sewer line break on Avenue B. Diverting the increasing stream of water between Ave A and B. This water is beginning to erode part of the back of Mike and Karen's property. Sharon Haas added that something needs to be done about a large pool of water that has frequently been accumulating in a parking area on Ave. C. Our grounds keepers have mentioned that flowerpots and other objects are making it increasingly harder to mow around, which is causing more weed-eating to have to happen. Gary O'Gorman was thanked for the great job he has done on the pool, and Peggy was thanked for continuing to bring the beverage cans to the recycling center. Jason Thibeault asked what the procedure is for making a Bylaw change and the answer is, a proposal needs to be submitted in advance of the meeting and then a simple majority vote passing it is required.

Social Committee- Linda Snider

The calendar of events was discussed and there was an explanation on why a few events had to be cancelled including the Sept 7 pool party. There are three more events remaining. The Pasta Cook-off on 9/21, the Clubhouse Flea Market on 9/28 and the indoor/outdoor game night on 10/5. Details will be given closer to the time of the events. All members of the social committee that plan, set-up and clean afterwards are greatly appreciated. (Alayne, Julie, Anne, Linda D, Glenda)

Election of Officers

Linda Snider and Alayne Kelley still have one more year of their term remaining. New people on ballot are: Lauri Thurber, Mike Hall, Lori Jacobs. Kevin Bryan and Anne Bula were write-ins. Written ballots were distributed and Sharron Dusablon and Karen Rounds verified the results. Kevin declined to renew his position and Anne graciously agreed to be on the Board. The entire slate was unanimously approved.

New Business

Elena Tague suggested that an informal, community get-together would be nice before the end of this season to discuss thoughts on a 5-10 year plan for ideas and things to be considered going forward. It will be called a Community Chat and will be owner-led, not board directed. It will be on Saturday, September 14th at 9:00am in the clubhouse.

Meeting was Adjourned at 11:55am.

The newly elected board of directors met immediately following the annual meeting to elect the 2025 officers. President- Lauri Thurber, V.P.- Mike Hall, Treasurer-Kevin Marchand, Secretary-

Anne Bula. Continuing on the board are Linda Snider and Alayne Kelley. Lori Jacobs offered to create a Sunset Cove website for us, and we will have a Sunset Cove email address.