

SUNSET COVE INFORMATIONAL MEETING MINUTES

May 31, 2025

Present: (24 owners) Lauri Thurber, Kelly Pashby, Mary Wolbach, Kevin and Julie Marchand, Linda and Dean Snider, Jack Dwyer and Elena Tague, Lori Jacobs and Anne Davey, Mike and Donna Hall, Sue Mojica, Ed and Sharron Dusablon, Peggy Mieder, Sharon Haas, Lynda Cummings, Nicole Gaudette and daughter Lauren Skellie, Jason Thibault, Kevin Beard, Deborah and Bob Rogers.

Meeting opened by President Lauri Thurber at 9:02.

This is an informal meeting with no voting. The focus is to have a respectful and transparent discussion.

New Owners were introduced:

Kevin & Michelle Beard #18, Lynda Cummings #28, and Nicole Gaudette #9

Dock update:

Most of the docks were installed this week, but due to the rain the Penske workers were unable to put in the last two sections and it isn't certain what day they will return.

New Park Manager- Kelly Pashby was introduced.

Website update by Lori Jacobs:

The Sunset Cove website (sunsetcove802.com) and Gmail are still a work in progress, and already have a lot of good information on it. (examples are Bylaws, Rules and Regs, current budget, annual meeting minutes) The site currently has public access but private information for owners only, such as the directory will be password protected. (ask a board member for Password) **Lori needs a few owners to volunteer right away to be Beta testers to check website / email connectivity works.

Bathroom sign up sheet- A sheet was passed around for people to sign up weekly to monitor and clean the clubhouse bathroom. The sign-up sheet is on the bulletin board. Donna Hall already volunteered for the first week. **If you haven't already, please sign up.**

Roof Report:

There are several serious roof leaks that continue to get worse. David Turnbaugh significantly reduced his estimate from last year and has been hired to replace the roof. He and his crew are licensed and have done work for owners in the past. It will be a rural red steel roof and should be completed within the next two weeks. There was a question on if the metal from the old roof could be sold, and that will be checked into.

TURTLE WEED HARVESTER UPDATE

We have not been able to use it for several years. It was difficult to use and needed a lot of volunteers. A buyer has been found and the cash from the sale will be returned to the owner(s) that originally purchased it. We could try using volunteers to hand pick weeds from one area as an experiment in July.

ASH TREE UPDATE- Lori Jacobs, Lauri Thurber, Kevin Marchand
Some Board members met with the arborist (tree specialist) yesterday and he confirmed that there is evidence that several trees at Sunset Cove have been identified as being infected by the emerald ash borer. **We need to decide if we want to inoculate the trees we want to try to save and do it within the next two weeks. (by June 15)**

Owners were asked to let Lauri or a board member know if you have a specific tree you would like to protect, so a list can be created. Each inoculation costs around \$8.50 per inch of circumference, per tree, and the treatment has to be repeated every two years. There are approximately 80 ash trees on our property but they do not all have to be dealt with at once. We need to develop a three- or four-year plan. Most trees will cost approximately \$200. Kevin pointed out that we will indefinitely need to earmark a certain amount in the budget for tree removal. It was noted that the state has a shoreline protection act that has government regulations regarding trees near our shoreline. At the point when we plant new replacement trees, we will choose another type of tree that is recommended.

Road Grading

Island excavating has been scheduled for doing the road grading and the year-round homeowners on the main street will be billed to pay for part of the cost.

TRASH/RECYCLING

REMINDER -Construction building material is not allowed in the trash dumpster. All boxes are supposed to be broken down and flattened before being put into the recycling dumpster.

Can and Bottle Redemption-

Peggy Mieder was thanked for her many years of volunteering to collect and redeem the cans and bottles collected here. This cash has paid for the camp social events and for other camp expenses.

The new volunteer will be Dean Snider. Do not crush the cans and be aware that there is a aluminum tab holder in the clubhouse. Owners are asked to take off the aluminum tabs prior to placing the cans in the trash cans on the side of the clubhouse. The tabs go to the Ronald McDonald House and the money made from the aluminum pays for families staying with hospitalized children.

PARK MANAGER UPDATE -Kelly Pashby

The camp opening went well, and Mike Sicard assisted her with technical advice since this was her first time. There were 10 compromised water pipe connectors that had to be replaced.

*Owners are reminded if they have grass driveways or items on the grass, cars or items need to be moved on Thursday before 7:00am so the mowers can mow. *Please have a visible number on your unit. This is a state law for 911 emergency vehicles to find you and for companies like Fed Ex or UPS to deliver items.

Tools can be borrowed from the community shed and Kelly can be contacted if the tractor is needed.

Some pool furniture

FLAG POLE/FLOWER BED- Linda and Dale Drinkwater have volunteered to spruce up the area around the flag pole.

SOCIAL COMMITTEE REPORT- Linda Snider is the Chair and is encouraging people to join the committee for deciding what events we will have during this summer/fall season. New ideas are encouraged and a few of the popular ideas will be repeated. A 1-hour committee meeting will be held on Saturday, June 7 at 10:00am at the clubhouse. Everyone is invited to come. Once the events are planned, a calendar will be distributed to all owners. Event attendance is not mandatory but they are fun and a great way to get to know your neighbors better.

FINANCIAL UPDATE- Kevin Marchand

Kevin distributed and discussed the complete Profit and Loss 2024 financials from January through December. The operating budget is between \$90,000-\$100,000. Sunset Cove raises about \$115,000 annually. The overage covers unforeseen expenses. There are currently 14-15 boat owners paying a fee for a dock space, which covers dock maintenance. There are still a few people that are paying off their septic system assessment. Sunset Cove pays for water usage and for a water bond. We have three years left until we paySSSSSS off the Sunset Cove tractor loan. It is \$5,000 a year at 0%.

Elena thanked Lauri and the Board for being more transparent with meetings and information.

Meeting adjourned at 10:35am