

**MINUTES OF THE  
ANNUAL MEETING OF THE MEMBERS  
STERLING POINTE ESTATES OWNERS ASSOCIATION**

DATE: Tuesday, December 10, 2024  
TIME: 7:00 P.M.  
PLACE: Telephonic Meeting  
DIRECTORS PRESENT: Braiden Chadwick - President  
Kitty Carter – Vice President  
Kathy Ratermann – Treasurer and Secretary  
COMMITTEE MEMBERS PRESENT: None

**1. Call to Order**

Mr. Chadwick, presiding as President, called this Meeting of the Members to order at 7:00 p.m. and determined that a quorum of Directors was present, and that the meeting, having been duly noticed and convened, was ready to proceed with business.

**2. Approval of Minutes**

Before proceeding with the agenda items, Mr. Chadwick made a motion, which was seconded and carried, to approve the minutes of the 2023 Annual Meeting of the Members, in the form previously circulated to the Members and posted on [www.sterlingpointe.org](http://www.sterlingpointe.org).

**3. Annual Board Election**

Mr. Chadwick discussed the election process and confirmed that the only application received was from Mr. Lonny Trestrail. The Board determined that Mr. Trestrail was in Good Standing and in accordance with the Amended and Restated Bylaws of Sterling Pointe Estates Owners Association (the "Association"), Mr. Chadwick declared Mr. Trestrail elected by acclamation. Mr. Trestrail will begin serving as a Board Member effective January 1, 2025. Mr. Chadwick made a motion, which was seconded and carried, to appoint Mr. Trestrail to the Association's Board of Directors. Mr. Trestrail will fill Mr. Chadwick's spot, as he has served a full three-year term.

**4. Financial Report**

Mrs. Ratermann then proceeded to review the 2025 Operating Budget for the Association. The Board discussed 2024 Actual Expenses and 2025 Budgeted Expenses as presented. Mrs. Ratermann noted that dues will increase from 2024, but unused budget funds from 2024 will be refunded to owners in the form of a credit toward the 2025 dues. The credit amount is to be determined and depends largely on whether the Lot H maintenance work that was planned for the year is started and how much of the budgeted funds for the project are used. Mrs. Ratermann and Mrs. Carter will contact companies for bids on the project and endeavor to get the work started and use the funds budgeted prior to the end of the year. After discussion

amongst the Board and Members concluded, the Board voted to approve the 2025 Operating Budget.

#### **5. Open Discussion**

The Directors discussed the need to have a plan for annual maintenance on Lot H to preserve the firebreak that was created in 2020 when the association hired Bushwackers for that purpose. In addition, Mrs. Ratermann discussed the fact that the portion of Lot H behind lots 52 and 53 were not included in the work done by Bushwackers in 2020.

#### **6. Adjournment**

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned and declared closed at 7:25 p.m.

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Mrs. Ratermann, Recording Secretary of the Meeting