

Meeting Minutes for  
Sandpiper Resort Owner's Association  
**Quarterly Meeting**  
October 16, 2010

Present: Genie Walls & Mike Magnuson– Unit #71  
Gerald Szymanski – Unit #8  
Lorna Walsh – Unit #54  
Gerry Mavrinac – Unit #14  
Cindy Casey – Unit #9

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:04 a.m. Meeting was held at the Sandpiper pool.

Officers were introduced: Gerald Szymanski, President, Lorna Walsh, Vice President and, Mike Magnuson, Secretary-Treasurer.

Motion made by Gerry Mavrinac (#14) to waive the reading of the last meeting minutes. Motion seconded by Mike Magnuson (#71) and passed.

The Treasurer's Report was given by Mike Magnuson. Genie Walls (#71) made a motion to approve the Treasurer's Report. Motion seconded by Gerry Mavrinac (#14) and approved.

A discussion was held on the status of the effluent system, water usage, run-off from current watering system, and the status of the re-landscaping project designed to decrease the water run-off into the streets. The effluent system is almost complete. The permit from ADEQ has been obtained, the pipe to the Buckskin Sanitary District is in and the final valve/pump should be completed shortly. A bid has been received from J&S Electric to run the wires from the panel to the new pump. Another call has been placed to PJ's Landscaping regarding the re-landscaping project.

The proposed security gate is still just a proposal. Bids have not been obtained on the cost of the gate as of the date of the meeting. A gate is becoming a necessity in order to eliminate the number of "off road" vehicles that are continually accessing the desert area behind Sandpiper via the Sandpiper roads. Also, unauthorized use of the dumpsters is a problem due to unrestricted access to the area.

It was announced that the current Community Manager, Lynn Lane, has tendered her resignation. The Board is searching for a replacement Community Manager at this time. If any one knows of a candidate for this position (real estate background a plus; working knowledge of Quick Books a necessity), please contact one of the Board members or send an email to: [sandpiperhoa@yahoo.com](mailto:sandpiperhoa@yahoo.com).

Boat trailer parking was discussed. It was decided that all trailers parked on Sandpiper property (in the designated trailer parking area) must be registered to an individual residing at Sandpiper. Due to the limited area for trailer parking, there can only be one trailer per condo and the trailer must be currently licensed with registration provided to the Community Manager. Failure to provide the appropriate documentation to the

**Community Manager by November 1, 2010, will result in the trailer being removed from the property.** The possibility of charging an annual fee (\$25/month proposed) for rental of a trailer space, chaining off and padlocking this area and providing a key to the persons who pay the annual fee for a space was also discussed. This will be discussed in more detail at the annual meeting in January.

An increase in monthly HOA dues was also discussed. There are a number of factors contributing to the need for an increase; e.g. increased insurance premiums, additional loan (money used for new roads), number of owners not paying their monthly dues, etc. Effective January 1, 2010, monthly dues will be increased by \$11 to \$246.00/month.

Gerry Mavrinc (#14) made a motion to adjourn the meeting. Motion was seconded by Cindy Casey (#9) and passed. The meeting was adjourned at 9:55 a.m.

Respectfully submitted,  
Lynn Lane, Community Manager