

Meeting Minutes for
Sandpiper Resort Owner's Association
Annual Meeting
January 18, 2014

Present: Gerald Szymanski - #8
Mike Magnuson & Genie Walls - #71
John & Diana Rose - #56
Frank Barrett - #5
Sue Protomaster - #4
Starla Audette - #10
Don & Kathy Piazza - #46
Stephanie Gregory - #72
Charles & Linda Mitts - #73

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:03 a.m. Meeting was held at the Boat Safety Center.

Officers were introduced: Gerald Szymanski, President, Mike Magnuson, Secretary/Treasurer and Stephanie Gregory, Vice-President.

Motion made by Mike Magnuson, second by Don Piazza to waive the reading of the last minutes. Motion approved. Motion made by Mike Magnuson, second by Frank Barrett to approve minutes. Motion carried.

Treasurer's Report was approved, motion made by Genie Walls, seconded by Frank Barrett.

Buckskin Sanitation: Beth, Property Manager gave a report on the progress of the plant. The construction is scheduled to be complete by the end of February. They will then start on the exterior beautification.

Subcommittee Report: There was only 1 member of the committee in attendance at the meeting, which was Frank Barrett and he was not sure where they were in prioritizing the needs of the Association. Gerald Szymanski stated he had spoken to one of the members last week and their only request at this time was to change the listing of the vacant lot to a different Realty office as they did not feel it was being marketed correctly with the current listing office. Jerry did speak with another Realtor, which stated that the property was overpriced, but other than that they did not know if their marketing techniques would be any different than what was being done currently. It was found after the last meeting that the property is indeed zoned R3 and that was changed on the listing. Jerry was contacted by the current listing agent and was informed that the Broker had approved to change the commission from 10% to 8%. After a long discussion there was a motion made by Diana Rose, seconded by Frank Barrett to reduce the price. Motion Carried. Motion made by Genie Walls, seconded by Frank Barrett to change the listing price to \$159,000. Motion Carried. Motion made by Sue Protomaster, seconded by Frank Barrett to not accept an offer for less than \$145,000. Motion Carried. (THIS IS NOT TO BE DISCUSSED OUTSIDE OF THE ASSOCIATION). Motion made by Starla Audette, seconded by Frank Barrett to allow the current listing office to keep the listing through 4/30/14 at the lower price to see if we can get it sold, if not then it will be discussed again at the next meeting. Motion Carried.

Assessment Findings: Surveys were sent out to see if there would be a possibility of getting the membership to vote for an assessment to bring the reserve account up to do some of the improvements needed. According to the surveys that were returned the majority voted for no assessments, which tells the board that if an assessment was asked for, it would not receive the needed votes, so an assessment will not be asked for at this time.

Election of Officer: All votes were received via ballots through the mail, there were no votes at the meeting. Results: Gerald Szymanski for President (12 Votes), write-in candidate of Robert Wilson (1 Vote), so Gerald remains as President. Mike Magnuson for Treasurer/Secretary (12 Votes), write-in candidate of Diana Rose (1 Vote), so Mike will remain as Treasurer/Secretary.

Budget for 2014 was reviewed. Motion made by Genie Walls, seconded by Sue Protomaster to approve the proposed budget. Motion Carried.

Meeting schedule for 2014: 4/19/14, 7/19/14, 10/18/14 and Annual Meeting 1/17/15. Unless otherwise notified, all meeting will be held at the Boat Safety Center.

Discussion Period: Discussion of decks being in compliance. There are still 4 decks that have not been inspected and the owners have been notified. #73 has a leak under the slab in the interior of the home and insurance is saying it is from the original build and are questioning whose responsibility it is to pay to have it fixed. Due to the years since being built, they cannot go back on the builder and since it is in the interior it is up to the homeowners insurance to take care of as the HOA insurance only covers the exterior from the paint outward.

Next meeting will be held on 4/19/14 at 9AM at the Boat Safety Center.

The meeting was adjourned at 11:07 a.m. Motion made by Mike Magnuson, seconded by Frank Barrett.

Report submitted by:
Beth Shamburg, Property Manager.

**Meeting Minutes for
Sandpiper Resort Owner's Association
Quarterly Meeting
April 19, 2014**

Present: Gerald Szymanski - #8
Mike Magnuson & Genie Walls - #71
James & Audrey Von Zabern - #2
Pamela Plank - #12
Roger & Brenda Crowell - #13 & #14
Mark & Shirley Swenson - #38
Robert Wilson - #50
Stephanie Gregory - #72

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:05 a.m. Meeting was held at the Boat Safety Center.

Officers were introduced: Gerald Szymanski, President, Mike Magnuson, Secretary/Treasurer and Stephanie Gregory, Vice-President.

Motion made by Pam Plank, second by Genie Walls to waive the reading of the last minutes. Motion approved. Motion made by Pam Plank, second by Genie Walls to approve minutes. Motion carried.

Treasurer's Report was approved after discussion of delinquents, loans. Reserve Accounts need to be looked at and assets need to be lowered. Motion made by Genie Walls, seconded by Pam Plank.

Buckskin Sanitation: ADEQ report on inspection of the plant shows they are in compliance. It was noted that we are not submitting an annual report to ADEQ as required, we were not aware that we had to report annually, Beth will check and see what is required and start complying. The wall around the plant has been postponed due to a problem with the Contractor, but is to start being built effective 4/22/14. It was also discovered in digging the trench for the footings for the wall that we have another water leak and this will be addressed with Buckskin and Lloyd. Beth will also send a written request to Buckskin to find out what other landscaping or beautifying of the plant is planned.

Subcommittee Report: Per committee members Robert Wilson and Pam Plank, the only recommendations at this time are to have the trees at the pool area trimmed back and paint that area. All other items are being tabled at this time to try to build up the reserve account. It was discussed about doing something to add some color to the complex, but this also was tabled for now.

Property Listing for sale was discussed and it was decided not to lower the price and not to invest in a wrap sign for the billboard. These items will be discussed again if the property has not sold in 6 months. Motion was made by Genie Wall, seconded by Audrey Von Zabern to keep the listing with Betty Hunter Realty, did not pass. Vote was held and it was decided 5-4 to take the listing to David Plunkett Realty to see if they can get it sold.

Letter was received by the insurance company that the policy is up for renewal. According to the letter the premium will increase \$182.50 per month. Beth will get bids from other carriers to see if we can get a better rate.

There has been an upgrade to the pool. It is an auto chemical dispenser which will help during peak times this summer, so that the acid does not build up and the pool will not have to be shut down. The pool company says we also need a water leveler, but this has been tabled at this time.

There are some cracks in the streets. Beth met with the asphalt company and they will be patching these at a later date.

Discussion Period: The Board is going to come up with a list of rules and regulations that will be posted to the website and bulletin board in the pool area. It was requested that the owners know when the Contractors are supposed to be on the premises, so if something is not done or needs to be done they will know when they come on the property. This is hard to do as they are Independent Contractors and their schedules vary, but usually the Landscapers are there on Tuesdays and the Pool Maintenance is done on Wednesdays. As far as Lloyd, his schedule varies. It was decided that any problems or concerns need to be sent to the Manager to be relayed to the Contractors, this way they are only taking direction from 1 person and also that way the Manager knows what is going on and can take care of it and also see if there is a pattern of concern. It was also discussed about the notification of things that occur getting to the owners. It was suggested that a quick email be sent when something occurs, but at this time only ½ of the membership receives their statements and notices by email, so we cannot send out a mailer every time something comes up. We are going to try to utilize the website, but the Board needs to determine what is to be posted to the website and what is not to be posted. It was also stated by the President that this is one reason why we went to quarterly meetings, instead of just an annual meeting.

Next meeting will be held on 7/19/14 at 9AM at the Boat Safety Center.

The meeting was adjourned at 11:25 a.m. Motion made by Audrey Von Zabern, seconded by Robert Wilson.

Report submitted by:
Beth Shamburg, Property Manager.

**Meeting Minutes for
Sandpiper Resort Owner's Association
Quarterly Meeting
July 19, 2014**

Present: Gerald Szymanski - #8
Mike Magnuson & Genie Walls - #71
James & Audrey Von Zabern - #2
Cindy Casey - #9
Diana Rose - #56

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:00 a.m. Meeting was held at the Boat Safety Center.

Officers were introduced: Gerald Szymanski, President and Mike Magnuson, Secretary/Treasurer.

Motion made by Mike Magnuson, second by Cindy Casey to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Genie Walls, seconded by Audrey Von Zabern to approve Treasurer's Report. Motion carried.

Treasurer's Report Corrections: From the previous meeting there were corrections that needed to be made to the financial reports. The amount from other expense of \$1255.00 was write-off of dues from the last foreclosure. The fixed asset of the grassy knoll was reduced to the current market value. The other correction was to eliminate the detail on the reserve account, the Manager is still working with the CPA to fix this.

Buckskin Sanitation: ADEQ annual report has been researched and we are required to submit an annual report every March prior to the permit renewal in April. This will be done in conjunction with Buckskin Sanitation when due in the future. The wall around the plant has been completed. Beth sent a letter to Buckskin Sanitation in regards to the tank overflow problem and also the beautification of the plant. It was added to the meeting agenda for 4/29/14, which was attended by Beth and Stephanie Gregory. It was determined that the overflow was due to problems on both sides. The Board agreed to fix our tank problem and give us sand to reinforce the tanks to a limit of \$400, which has been taken care of. They had not really planned anything for the beautification around the plant, so they formed a committee of 2 Board members to look at this and confer with us. As of this date nothing has been planned.

Subcommittee Report: No Report as there were not any committee members present at the meeting.

Property Listing for sale: Jerry has not been given any update of progress for selling the property from David Plunkett Realty.

Due to the increase in insurance rate, bids were sought out by other carriers. We switched to Farmer's as we got a better rate with more coverage.

Drainage problem from Toscana: Manager has not been able to get anybody from the County to respond to this problem.

New legislation governing HOA's: The only real changes that affect us are in regards to rentals. An owner may designate a 3rd party to be contacted if there is a problem, instead of contacting the owner. The association may no longer request a copy of the lease agreement, but are entitled to certain information, which was on the form sent out by the Manager asking for updates.

Unit #9 has complained about the drainage between unit #8 & #9, this will be checked out again by the Board, Manager and Maintenance man.

Vehicle Parking: It was requested that the 14 day overflow parking rule be changed to 72 hours. This request was rejected.

Update Bylaws: The Attorney has made a special offer to all HOA's to update their Bylaws to meet current laws for \$1000. Motion made by Audrey Von Zabern, second by Genie Walls to have our bylaws updated. Motion carried.

Dying Trees: Manager received a complaint from an owner about trees behind #47 dying due to lack of water. After researching this it was determined that these trees have never had a watering system, they have survived on run-off and ground water, but due to the drought conditions they are no longer getting enough water to survive. It was decided that we would not spend the money to put in a watering system, that if the trees are dead, they will be removed.

Pool Area Locks: Owner complained that the room in the pool area is being used by 1 person and others do not have access. This has been discussed before and it was decided no changes will be made. It was also reported that the pool is being used by non-residents that have a key. It was determined that they keys have not been changed for about 8 years. Motion was made by Audrey Von Zabern, seconded by Cindy Casey to have the lock changed on the pool area as soon as possible. Motion carried.

Discussion Period: Reports of outsiders are still coming into the complex and dumping their trash in our dumpsters. If you see this happening, take pictures of their license plate and contact the Manager or call the Sheriff. Also reported was that we are still having problems with dogs off of leashes and also pooping in other yards and not being cleaned up. If you see this, please determine what unit they are from and notify the Manager of the unit# and day and time, so she can address the problem.

Next meeting will be held on 10/18/14 at 9AM at the Boat Safety Center.

The meeting was adjourned at 10:45 a.m. Motion made by Audrey Von Zabern, seconded by Cindy Casey.

Report submitted by:
Beth Shamburg, Property Manager.

**Meeting Minutes for
Sandpiper Resort Owner's Association
Quarterly Meeting
October 18, 2014**

Present: Gerald Szymanski - #8
Mike Magnuson & Genie Walls - #71
Stephanie Gregory - #72
James & Audrey Von Zabern - #2
Diana Rose - #56

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:08 a.m. Meeting was held at the Boat Safety Center.

Officers were introduced: Gerald Szymanski, President, Stephanie Gregory, Vice-President and Mike Magnuson, Secretary/Treasurer.

Motion made by Mike Magnuson, second by Audrey Von Zabern to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Stephanie Gregory, seconded by Audrey Von Zabern to approve Treasurer's Report. Motion carried.

Buckskin Sanitation: No information available at this time.

Subcommittee Report: No Report as there were not any committee members present at the meeting. Motion made by Audrey Von Zabern, second by Genie Walls to eliminate the committee for lack of participation. Motion carried.

Property Listing for sale: Jerry reported that the offer that was on the table is done as the buyer pulled out. Before any future offers can be considered, there is going to be easements involved which will have to be approved by 2/3 of the membership, so we need to get the permission of the membership before any other negotiations. Jerry will contact our attorney to make up the proper wording allowing the Board to make the decisions for the membership. There will be something sent out in the future asking the membership to approve this.

Bylaws: The new bylaws are complete to conform to the laws and current practices. This must be approved by the membership and ballots are going out in the mail.

Some of the street lights are fixed and the electrician is still working to find the short for the rest of the lights. Stephanie Gregory, Vice-President is going to check with APS to see if there is any incentive program that maybe we can get help in replacing these lights with LED.

The leak on the watering tanks has been fixed and the winter seed has been put down, so watering will resume as normal.

The propane tank has been filled for the spa season and the spa will be ready for use within the next 2 weeks.

The only ones who have keys now to the pool room where the furniture was kept are Beth and Lloyd. Lloyd's back-up that had access has moved, so there is no access to that room and also Lloyd has no back-up if he is out of town.

Discussion Period: There was a brief discussion of the entrance gate and also what uses the property could be used for if it does not sell.

Next meeting will be held on 1/17/15 at 9AM at the Boat Safety Center.

The meeting was adjourned at 10:30 a.m. Motion made by Genie Walls, seconded by Audrey VonZabern.

Report submitted by:
Beth Shamburg, Property Manager.

**Sandpiper Resort Owners Association
Absentee Ballot
Amendments to Articles and Bylaws**

The purpose of this ballot is to vote on the proposed amendments to the Articles of Incorporation of Sandpiper Resort Owners Association, Inc. (the "Articles") and Bylaws of Sandpiper Resort Owners Association (the "Bylaws"), as more fully described below. The Board of Directors recommends approval of these amendments.

AMENDMENT 1:

The Bylaws will be amended to bring the Bylaws in line with the law and to make other changes to help the Association operate more smoothly and effectively. The Bylaws will be amended in their entirety as set forth in the Amended and Restated Bylaws of Sandpiper Resort Owners Association.

I vote to approve amending the Bylaws in their entirety as set forth in the Amended and Restated Bylaws of Sandpiper Resort Owners Association.

_____ **YES**

_____ **NO**

AMENDMENT 2:

Article V, Section 5.2 of the Articles will be amended to reflect how the Association operates in regards to the term of office of officers and directors. Article V, Section 5.2 of the Articles will be amended in its entirety to read as follows:

"5.2 Election and Term of Office. The Board of Directors will be elected by the Members as further provided in the Bylaws. Directors shall serve for terms as provided in the Bylaws."

I vote to approve the amendment to Article V, Section 5.2 of the Articles.

_____ **YES**

_____ **NO**

DATED this _____ day of _____, 201__.

Name _____

Signature _____

Owner of Lot # / Address _____

This ballot must be returned to Sandpiper Resort Owners Association, c/o Beth Shamburg, P.O. Box 771 Parker, AZ 85344 no later than November 21, 2014 at 5 p.m. to be counted. If you choose to mail this ballot, please take into consideration the time needed for mailing.

PLEASE NOTE: This ballot is valid for the purpose of voting on the amendments to the Articles and Bylaws and expires at the completion of the vote. This ballot is valid for the purpose of establishing quorum. The Association must receive responses by this ballot from Members entitled to cast one-tenth (1/10) of the votes in the Association to establish quorum for this vote.

AMENDMENT 2 must pass in order for AMENDMENT 1 to pass; however, it is not necessary for AMENDMENT 1 to pass in order for AMENDMENT 2 to pass. In order to pass, AMENDMENT 1 and AMENDMENT 2 must each be approved by at least a majority of all Members or two-thirds (2/3) of the Members voting, whichever is less. **This ballot is irrevocable once submitted.**

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SANDPIPER RESORT OWNERS ASSOCIATION

Nomination Form

The position of Vice President, a two year term, will expire in January 2014 and we are requesting nominations to fill the position. The election will be held at the Annual meeting on January 17, 2015.

The nominee must be:

- A Sandpiper Resort Owner
- A member in good standing of the HOA
- Ready, willing, and able to serve a 2-year term if elected.

If you would like to nominate someone (and yes, that "someone" may be yourself), please complete the Nomination Form below and mail it, **along with your next HOA dues payment, to:**

Sandpiper Resort Owners Association
P.O. Box 771
Parker, AZ 85344

Sandpiper Resort Owners Association Nomination Form

Your Name: _____

Your Unit No: _____

Person You Are Nominating for Vice President:

Why You Believe This Person Is Best Qualified:

Prior to submitting this form, please confirm with the person you are nominating that s/he is willing to be considered for nomination.

SANDPIPER RESORT OWNERS ASSOCIATION
P.O. Box 771
PARKER, AZ 85344

December 22, 2014

Re: Notice of Annual Meeting and Election of Officers

Dear Owners:

This letter shall serve as your formal notification of the annual meeting of the Sandpiper Resort Owners Association to be held at 9:00 a.m. on Saturday, January 17, 2015, at the La Paz County Sheriff's Office Boating Safety Center located next to Buckskin Fire Department.

The agenda for the meeting shall include the following:

- Introduction of Officers
- Reading of the last minutes
- Treasurer's Report
- Election of Vice President for 2015-2017 term
- Budget for 2015
- Any additional business matters which may be brought up at the meeting
- Establish quarterly meeting schedule for 2015

The meeting will begin promptly at 9:00 a.m. Your attendance is invited. Should you wish to add an item to the agenda, please submit your request in writing no later than January 14, 2015, or by email (sandpiperhoa@yahoo.com).

Beth Shamburg, Property Manager