

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Annual Meeting  
January 17, 2015**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Darrell & Stephanie Gregory - #72  
James & Audrey Von Zabern - #2  
John & Diana Rose - #56  
Sue & Charlie Protomaster - #4  
Cindy Casey - #9  
Pamela Plank - #12  
Roger & Brenda Crowell - #13 & #14  
Don & Kathy Piazza - #46  
Lloyd Burgoz – Guest  
Nick Rose - Guest

**Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:35 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 Darrell Gregory to waive the reading of the last minutes and approve minutes. Motion carried.**

**Motion made by Darrell Gregory, seconded by Cindy Casey to approve Treasurer's Report. Motion carried.**

**Buckskin Sanitation: Last communication was on 11/11/14 when we were notified that they received another grant and would be upgrading the scrubbers which should help with the smell.**

**Property Listing for sale: County Inspector came out and met with a couple of the homeowners and stated that whoever bought the vacant lot could have their own entry to the property without us having to give them an easement across our property. Audrey VonZabern stated she would follow up with the inspector to get something in writing. They would still need easements for utilities. Jerry stated that the listing has expired and the property is not listed for sale at this time.**

**Bylaws: Bylaws were approved and signed today by the President, so they are official. There were copies sent out to all homeowners with a ballot, but if you would like to receive a signed copy let Beth know and she will send you a copy, but there were no changes made to what was sent previously.**

**Lloyd Burgoz (Maintenance Man) gave a report on how the watering system works and the obstacles that he has to overcome to make this happen to give the members an idea of what we are up against. Timers have to be monitored due to the fact that the water received from Buckskin varies and once tanks are empty then he has to wait for them to refill. We are using somewhere between 30,000 to 60,000 gallons per day with approximately 500 sprinkler heads and many main valves. Lloyd is working with PJ (Landscape) for a quote on a new timer system, but is going to be very expensive. If landscaping is to remain the same then we are**

going to need to add a 3<sup>rd</sup> tank. Some homeowners expressed that they would like to eliminate some of the grass and add plants for this area that will take very little water and add more rock.

Beth reported that the garage doors that were not in compliance have been painted.

Exterior lights have all been fixed with the exception of the south side entry way and this is due to a short in the power line. We have been given a quote of minimum \$800 to fix this by running a new electrical line for those lights.

Pool & Spa: Still waiting for a quote to fix lights in pool and spa but as soon as that is received we will give the go ahead to fix so they all work as this is a liability according to Nick Rose our insurance agent, who was present at the meeting. This is a requirement for insurance purposes. Also, we have asked for a quote to fix the jet pump in the spa and will make a determination on this when the quote is received.

We have received 2 bids for the slab and retaining wall for the watering tanks, both had different ideas to handle this problem, but it was decided that the slab needs to be even for all the tanks and the retaining walls are needed for future erosion. Beth will ask the 1 bidder to change their bid in accordance with this issue and when both bids are the same plan we will move forward, the bid will be awarded by the Board accordingly.

Quote was received for painting the pool cabana, stucco in the pool area and the rod iron that has rusted. Board approved to move forward with this.

Stephanie Gregory was nominated by Audrey VonZabern, seconded by Genie Walls to re-elect her for Vice President. She accepted and was voted in for another 2 years.

Genie Walls made a motion to accept the 2015 Budget, seconded by Cindy Casey, motion carried.

Meeting schedule for the next year is: April 18, July 18, October 17 and annual meeting January 16, 2016.

Next meeting will be held on 4/18/15 at 9AM at the Boat Safety Center.

The meeting was adjourned at 11:50 a.m. Motion made by Audrey VonZabern, seconded by Pamela Plank.

Report submitted by:  
*Beth Shamburg, Property Manager.*

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Annual Meeting  
April 18, 2015**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Stephanie Gregory - #72  
Audrey Von Zabern - #2  
Diana Rose - #56  
Pamela Plank - #12  
Don & Kathy Piazza - #46  
Robert Wilson - #50

**Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:01 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 Don Piazza, second by Genie Walls to waive the reading of the last minutes and approve minutes. Motion carried.**

**Motion made by Don Piazza, seconded by Genie Walls to approve Treasurer's Report. Motion carried.**

**Buckskin Sanitation: Owners are complaining again about the smell and apparently all the upgrades have not solved the problem. It was requested that the Board send a letter of complaint to the State.**

**Pool & Spa: All approved upgrades have been completed.**

**Water Tanks: This project is in process. There have been a few hold ups as the electrical was done with no plans, so the contractor has had to dig by hand so that they do not disturb the electrical lines. Should be completed by the 1<sup>st</sup> of May.**

**Painting and fixes to the cabana have been completed. The owners asked that the bathroom doors be painted a different color and this will also be done along with the rod iron painted over the rust.**

**Roof Repairs: Unit #47 & Unit #50 have been fixed and in doing so the roofer found that the nails used when the roofs were redone were not the right size, so we will continue to have problems. Also there was a leak in 1 unit that was due to no flashing at the chimneys. The roofer has repaired all chimneys, so this should not be a future problem.**

**New pool furniture was brought in by the VonZaberns and also the HOA has purchased a new concrete table and benches for the area.**

**Next meeting will be held on 7/18/15 at 9AM at the Boat Safety Center.**

**The meeting was adjourned at 10:01 a.m: Motion made by Mike Magnuson, seconded by Pamela Plank.**

**Report submitted by:  
*Beth Shamburg, Property Manager.***

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Annual Meeting  
July 18, 2015**

Present: Mike Magnuson & Genie Walls - #71  
Stephanie Gregory - #72  
Jim & Audrey Von Zabern - #2  
Diana Rose - #56  
Cindy Casey - #9  
Gregory Luther - #51

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

Officers were introduced: Stephanie Gregory, Vice-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.

Pool & Spa: Bathroom Doors and Rod Iron have been painted. Next project will be to paint the equipment room and storage room doors. It was also suggested that the shower wall be tiled, so the stucco is not ruined, this was tabled to the next meeting. There also have been problems with people wanting the spa turned on and breaking into the equipment room to do so. It was discussed to lock the propane tank in the off season and also more security for who has access to the pool area. Different ideas were discussed and research will be done and reported at the next meeting.

Water Tanks: This project has been completed and looks very nice. There was one problem in that the leak in the one tank did not get fixed prior to be reassembled and up and working. This was a communication problem between the Contractor and the Manager. The leak is very small and we are keeping an eye on it and may have to address the issue at a later date, but there are different ways to handle this and if need be it will be readdressed at a later date when the weather is cooler.

Landscaping: The manager contacted 10 different companies to possibly replace the landscaping company. Of the 10 contacted, 6 will not come to Parker, 3 are out of business and 1 met with the manager and Lloyd and said he would submit a bid, but then never followed up and is not answering the manager's phone calls, so we are using the only company that is willing to take care of the property.

Lot Improvements: The manager was asked by the Board to check into the cost of getting utilities to the property line for the vacant lot. Sewer would depend on what is built and the depth and size of the pipe, so it was recommended not to do this until the use is determined. Electrical will cost \$3.65 a foot from the transformer to the property line. Water, the water company has not responded to the request of cost.

The Doors of Dublin was discussed as some owners are in favor of this idea. There needs to be more research and ideas for this to possibly work, so it was tabled to the next meeting.

Election of Officers was discussed for January. We will be looking to elect President and Secretary/Treasurer positions, so start thinking about running for office or talking to who you think would make a good officer.

Next meeting will be held on 10/17/15 at 9AM at the Boat Safety Center.

The meeting was adjourned at 11:05 a.m. Motion made by Mike Magnuson, seconded by Audrey Von Zabern.

Report submitted by:  
*Beth Shamburg, Property Manager.*

Meeting Minutes for  
Sandpiper Resort Owner's Association  
**Quarterly Meeting**  
October 17, 2015

Present: Mike Magnuson & Genie Walls - #71  
Stephanie Gregory - #72  
Gerald Szymanski - #8  
Jim & Audrey Von Zabern - #2  
Diana Rose - #56  
Bill & Judy Bell - #42

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, Stephanie Gregory, Vice-President and Mike Magnuson, Secretary/Treasurer.

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

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

Misc. Repairs & Changes: Equipment room and storage room doors have been painted. Received a bid from another company for landscaping, but could not accept as the company is not a licensed contractor. J&S Electric is running a new power line for the uphill timer for sprinklers as the old line was no longer usable. Streets are cracking and are due for sealing in April of next year, so we will go out for bid for repairing and sealing. Discussed use of the billboard on the extra lot, it will need to be fixed, but Manager will go out for bid to see if we can interest a business in wanting to advertise. We received a bid from the landscaper to change the landscaping on the top and bottom of the wall by the pool area. Motion made by Diana Rose, seconded by Audrey Von Zabern to approve the bid for the top of the wall and to get another bid for a different idea for the bottom of the wall. Motion Carried.

Tile on Shower Wall: Sample of the tile was not available, so this has been tabled until January.

Propane Tank & Pool Area: It was decided that in the off season for the spa, the propane tank will be locked, so there will be no gas for people to turn the spa on. There was another discussion of people still being in the pool area without authorization. Motion made by Mike Magnuson, seconded by Audrey Von Zabern to make up colored tags and re-key the pool area with keys that cannot be duplicated, with 1 tag and 1 key for each unit, to be distributed at the January meeting. Motion Carried.

Doors of Dublin: A ballot was sent out to each homeowner. It required 26 responses to consider a change. There were 21 ballots received of which 11 approved and 10 denied. Therefore it did not pass.

Next meeting will be held on 1/16/16 at 9AM at the Boat Safety Center.

The meeting was adjourned at 10:45 a.m. Motion made by Genie Walls, seconded by Bill Bell.  
Motion Carried.

Report submitted by:  
*Beth Shamburg, Property Manager.*



# SANDPIPER RESORT OWNERS ASSOCIATION

## Nomination Form

The positions of President and Secretary/Treasurer, both are a two year term, will expire in January 2016 and we are requesting nominations to fill the positions. The election will be held at the Annual meeting on January 16, 2016.

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 President:  
\_\_\_\_\_

Person You Are Nominating for Secretary/Treasurer:  
\_\_\_\_\_

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.*

*D. J. ...*

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2015  
7/20/15*

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**Sandpiper Resort Owners Association, Inc.**

**Vote for "Doors of Dublin"**

The purpose of this vote is to approve or deny the "Doors of Dublin" request that has been made at several HOA meetings by an owner. The owner has requested that the HOA forgo the uniformity of the color of the front doors in favor of many different colors, very much like the famous "Doors of Dublin", in order to add more color to the complex. Images of the "Doors of Dublin" can easily be found on the Internet. All votes must be returned by October 15, 2015.

Please indicate your approval or denial of repainting the front doors in a "Doors of Dublin" type theme.

I, the Owner of Unit \_\_\_\_\_ in Sandpiper, hereby

Approve \_\_\_\_\_

Deny \_\_\_\_\_

the repainting the front doors from their current uniform color to a "Doors of Dublin" type color scheme.

\_\_\_\_\_  
Owner Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

*This form may be executed in counterparts, and when counterparts are duly approved by Owners representing not less than sixty-seven percent (67%) of the Lots in the subdivision, then the President the Association is hereby authorized and directed to have the doors repainted in a "Doors of Dublin" theme by a licensed contractor.*

**SANDPIPER RESORT OWNERS ASSOCIATION**

P.O. Box 771  
PARKER, AZ 85344  
(928) 669-9268

June 23, 2015

Dear Homeowner:

Attached find a list of rules per the Covenants, Conditions & Restrictions for the Association. Please read and be familiar with these rules. The rules will be strictly enforced and fines will be assessed for violations.

If your unit is a rental, it is your responsibility to make sure the renters are given a copy of these rules and comply. If they do not comply, you as the owner will be assessed the fine.

If you have any questions or wish to report any non-compliance of these rules, please contact me.

Sincerely,



Beth Shamburg  
Property Manager

**Sandpiper Resort Homeowner's Association  
Rules per Covenants, Conditions & Restrictions**

- **Pets are not allowed off the leash and pet owners must clean up after the pet or a \$25 fine per incident will be assessed. Only a single dog, cat or other small household pet per unit is allowed.**
- **No parking is allowed on the street. Visitor parking is allowed between Units #8 and #9, next to the dumpsters above the pool area and on the street beside Unit #42 only. Parking violations are \$25 per vehicle per incident and vehicle could be subject to tow at the owner's expense.**
- **Parking in the overflow area (above the pool area) is limited to two (2) weeks and NO trailers are allowed in this area at any time, unless approved by the Board.**
- **No permanent RV or trailer parking without prior approval.**
- **Boat parking is permitted in the graded spaces provided above the garage for a fee – not in the overflow parking area or in the driveway of any unit. If no space is available in the designated boat parking areas, you will need to obtain off-site storage.**
- **Garage doors to remain closed at all times except when in use.**
- **No reflective material such as aluminum foil to be placed on windows.**
- **No outside clotheslines, basketball hoops, storage sheds or wood piles without Board approval.**
- **No rubbish, trash or debris is allowed to accumulate on the premises.**
- **No extreme loud noises, whether inside or outside, with stereo equipment.**
- **No radio or television antennas or satellite dishes will be placed on the unit without prior Board approval.**
- **Failure to comply with any of the above rules may result in fines by the Association per the Violation Enforcement Policy.**

## **SANDPIPER RESORT OWNERS ASSOCIATION**

P.O. Box 771

PARKER, AZ 85344

(928) 669-9268

November 21, 2015

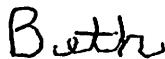
All Homeowners:

I am sending this letter to all homeowners to address an issue that is occurring and needs to stop. If your property is a rental, please pass this information on to your renters and/or property manager.

The Rio Vista Shores Homeowners Association is having a problem with residents of Sandpiper using their private riverfront amenities. Sandpiper residents are not allowed to use their private beach, launch ramp, dock or road. Please respect their privacy and discontinue the use of their property. Any future occurrences and the Sheriff's office will be called.

Thank you in advance for your cooperation.

Sincerely,



Beth Shamburg  
Property Manager

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

December 23, 2015

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 16, 2016, 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 President & Secretary/Treasurer for 2016-2018 term
- Budget for 2016
- Any additional business matters which may be brought up at the meeting
- Establish quarterly meeting schedule for 2016

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 13, 2016, or by email ([sandpiperhoa@yahoo.com](mailto:sandpiperhoa@yahoo.com)).

Beth Shamburg, Property Manager