

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Annual Meeting  
January 16, 2016**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Stephanie Gregory - #72  
Diana Rose - #56  
Don & Kathy Piazza - #46  
Lorna Walsh - #54

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

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

Motion made by Stephanie Gregory, seconded by Genie Walls to approve Treasurer's Report. Motion carried.

Misc. Repairs & Changes – Report was given by Property Manager – New power line has been completed at the upper section of the property, so the sprinklers should work properly now. Top of the wall in front of the pool area is being re-landscaped as approved. Waiting for a bid from landscaper to change the landscaping below the wall. Cigarette butt container has been purchased and is in the pool area.

Tile on Shower Wall – sample of the tile was not available, so this was tabled again until April.

Street Repair & Sealing – Four companies were contacted to submit bids for this. Two companies did submit bids. Motion made by Don Piazza, seconded by Mike Magnuson to accept the bid from Ace Asphalt for \$6342. Motion Carried. This will be scheduled for April.

Billboard – Property Manager will get bids to either fix, so that it is ready for advertising or if needs removed from property.

Transfer Fees – Arizona law states that an HOA cannot charge more than \$400 per sale and it has to be specified in their CC&R's. It is not in our CC&R's, so this will not be adjusted.

Pool Keys – The lock on the pool area will be changed effective 2/1/16. The new keys cannot be duplicated and there will be tags showing whether the holder of the key is an owner, renter or vendor. Both will be required to be in the pool area. Some keys were passed out at the meeting all others will have to go to the Property Manager to pick up their keys. The tags will be disbursed as soon as they are received.

**nominations and votes cast by mail. Motion Carried. They both accepted the positions for 2 years.**

**Budget for 2016 – Mike Magnuson made the motion, seconded by Don Piazza to increase the transfer to the reserve account each month to \$1000. Motion Carried. Motion made by Diana Rose, seconded by Lorna Walsh to accept the revised budget. Motion Carried.**

**Meeting schedule for the next year is: April 16, July 16, October 15 and annual meeting January 21, 2017.**

**Next meeting will be held on 4/16/16 at 9AM at the Boat Safety Center.**

**The meeting was adjourned at 9:53 a.m. Motion made by Genie Walls, seconded by Stephanie Gregory.**

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

Meeting Minutes for  
Sandpiper Resort Owner's Association  
**Quarterly Meeting**  
April 16, 2016

Present: Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Diana Rose - #56  
Don & Kathy Piazza - #46

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 Don Piazza, second by Mike Magnuson to waive the reading of the last minutes and approve minutes. Motion carried.

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

Tile on Shower Wall – sample of the tile was not available, so this was tabled again until July.

Street Repair & Sealing – Is on schedule for 4/18. Letter sent to all Owners with the last statements and reminders posted on the Mailboxes.

Pool Keys – The locks were changed 2/1/16. Keys have been disbursed as requested. Tags have been received and will be disbursed accordingly.

Manager's Report – Lantana and rock have been finished at the bottom of the wall in front of the pool area. We are now trying to clean the hard water stains off of the tile on the wall. One of the wall mount lights blew down in a wind storm and we are trying to find parts to fix or lights to replace. Diana Rose has made the suggestion that since the pool area came out so nice, that maybe we should consider doing the same with the grassy knoll area in rock and ornamental cactus. Received new quote for the next year's insurance and it is going up an additional \$67.25 per month effective 6/1/16. The pool contractor and Lloyd have strongly requested that the pool and spa have automatic levelor systems installed as the levels fall below the required level and are going to burn out the pumps. Board approved to have this taken care of.

Sale of Lot – We received an offer on the extra lot and the Board has accepted the offer and it is in escrow and is scheduled to close 6/1/16. More details will follow when we know for sure that the sale is going to go thru.

Next meeting will be held on 7/16/16 at 9AM at the Boat Safety Center.

The meeting was adjourned at 9:55 a.m. Motion made by Mike Magnuson, seconded by Don Piazza.

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

**SANDPIPER RESORT OWNERS ASSOCIATION**

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

March 19, 2016

This is to inform you that the roads will be sealed on April 18, 2016. The roads will be closed from 7AM on 4/18/16 to 8AM 4/19/16.

All vehicles must be outside of the asphalt areas by 7AM on the 18th and may not return until after 8AM on the 19<sup>th</sup>.

You may park outside of Sandpiper on Riverside Drive on either side of the street **EXCEPT do not park on the paved area in front of Miraleste Shores (where the mailboxes are).**

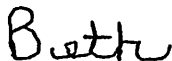
Do not park in the overflow as the company will need this area for their equipment.

Sorry for the inconvenience, but by sealing the asphalt it will make it last much longer before the roads will have to be redone.

Owners that have their units rented, please notify your renters and/or your property manager.

If you have any questions, please contact me at 928-669-9268.

Sincerely,



Beth Shamburg  
Property Manager

**SANDPIPER RESORT OWNERS ASSOCIATION**

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

March 19, 2016

Re: Notice of Quarterly Meeting of the Homeowners Association

Dear Owners:

This letter shall serve as your formal notification of the quarterly meeting of the Sandpiper Resort Owners Association to be held on Saturday, April 16, 2016, at 9:00 a.m. at the Boat Safety Center.

The agenda for the meeting shall include the following:

- Introduction of Officers
- Reading of the last minutes
- Treasurer's Report
- Any additional business matters which may be brought up at the meeting

The meeting will begin promptly at 9:00 a.m. Your attendance is requested. Should you wish to add an item to the agenda, please submit your request no later than Wednesday, April 13, 2016 by email ([sandpiperhoa@yahoo.com](mailto:sandpiperhoa@yahoo.com))

Sincerely,

*Beth*

Beth Shamburg  
Property Manager

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Quarterly Meeting  
July 16, 2016**

**Present:** Stephanie Gregory - #72  
Jim & Audrey VonZabern - #2  
John & Diana Rose - #51 & #56

Meeting called to order by Stephanie Gregory, Vice President, Sandpiper Resort Owner's Association, at 9:06 a.m. Meeting was held at the Boat Safety Center.

Officers were introduced: Stephanie Gregory, Vice President

Motion made by Audrey VonZabern, second by Diana Rose to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Diana Rose, seconded by Audrey VonZabern to approve Treasurer's Report. Motion carried.

Tile on Shower Wall – sample of the tile was not available, it will be mailed to the manager and tabled again until October.

Street Repair & Sealing – Was completed on 4/18 as scheduled. In front of units #43 - #46 is a spot they call alligator and this cannot be fixed by sealing. The company came out and took a second look and the best way to fix this is to have a concrete culvert in this area for water drainage and it was suggested that we have a local contractor do this work.

Sale of Lot – The lot has sold. It sold for \$125,000 of which after escrow expenses and the payoff of the 2 loans against the property the HOA netted \$56,523.35. Compliments to Jerry, the President for making this happen after all these years of his dedication.

Manager's Report – Parking has become a major issue with people parking on the streets and on the common ground. We are policing this and putting warnings on vehicles that they will be towed if they continue to park where they are not allowed. Also there is a letter going out with these minutes to all homeowners to address this problem. The Pool Service has found that during the summer months due to excess use and heat that it is very hard to keep the water chemicals under control, so starting this summer they will be servicing the pool twice per week instead of once every summer from May - September. Since the selling of the lot, there is a wish list being made up by the Board and Manager of things that are needed and wanted for the HOA to be taken care of. This was discussed and any suggestions made have been turned over to the Board.

Complaint was made that there are bushes that are dead and need to be trimmed and have been that way for months. The Manager will speak with the landscaper about this again.

Update on Toscana – We have been told that they are going to complete the front 4 units and try to sell them and finish the exterior of the second row for a better look to the property. They will be going in and out, but are going to try to use the old back entrance for heavy equipment if possible, so they do not harm the roads.

Next meeting will be held on 10/15/16 at 9AM at the Boat Safety Center.

The meeting was adjourned at 10:52 a.m. Motion made by Audrey VonZabern, seconded by Diana Rose.

Report submitted by:

*Beth Shamburg, Property Manager.*

# **SANDPIPER RESORT OWNERS ASSOCIATION**

P.O. Box 771

PARKER, AZ 85344

(928) 669-9268

To: All Owners  
From: Beth Shamburg, Property Manager  
Date: July 22, 2016  
Re: Parking Issues

It is imperative that everyone (owners and tenants alike) honor the parking system (such as it is). There is absolutely NO parking on the streets at any time. Use the designated areas between units 8 and 9, the curb area next to unit 42, the curb area across from the pool, or the long term parking area above the pool (being especially mindful of the fact that the dumpsters are picked up by Allied Waste on Fridays - i.e. do not block them).

**Never, never, never park in a driveway other than your own** (and don't let your friends park their cars there either). Granted, it may seem that that particular owner is hardly ever there, but it is their home and they have the right to drive up at any time and park in their own driveway without having to search all of Sandpiper to find whose #%\*@!\*! car is parked in their driveway.

The Association's CC&Rs are very explicit on parking dos and don'ts. If you did not receive a copy of the CC&Rs at the time you purchased your unit, please give me a call and I will see that you get the correct information. Remember, cars can and will be towed if necessary and, of course, this is at the automobile owner's expense.

If your unit is a rental, please pass this information on to the tenant.



Meeting Minutes for  
Sandpiper Resort Owner's Association  
**Quarterly Meeting**  
October 15, 2016

Present: Stephanie Gregory - #72  
Jim VonZabern - #2  
Diana Rose - #51 & #56  
Gerald Szymanski - #8  
Kelly Cheetwood - #45  
Michael Magnuson - #71  
Genie Walls - #71

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:10 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 Jim VonZabern to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Genie Walls, seconded by Diana Rose to approve Treasurer's Report. Motion carried.

Tile on Shower Wall – Samples were received and discussed. Tile was chosen from the samples to do the wall. Designs to be submitted and a design agreed upon by the Board. The tile is free, but will have to pay someone to do the work.

Manager's Report – Parking has gotten better since striping was done, letters were sent out to the owners and some vehicles were flagged for tow. Since the selling of the lot, there is a wish list made up by the Board and Manager of things that are needed and wanted for the HOA to be taken care of, some of these have been completed, some were reviewed and some were added and deleted. The lot that was sold has been being worked on to prepare to build. The developer has agreed to re-landscape the grassy knoll at their expense to a design approved by the Board and the developer.

The spa will be turned on 11/2/16 for use.

Next meeting will be held on 1/21/17 at 9AM at the Boat Safety Center with a work session at the complex for miscellaneous repairs following the meeting.

The meeting was adjourned at 10:35 a.m. Motion made by Jim VonZabern, seconded by Kelly Cheetwood.

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

## POOL PASS

This pass must be carried with pool key at all times.

If you are in the pool area and are asked to show your key and pass and cannot, you will be asked to leave the pool area.

If you have guests, you must be present with them at all times.

# SANDPIPER RESORT OWNERS ASSOCIATION

## Nomination Form

The position of Vice President, it is a two year term, will expire in January 2017 and we are requesting nominations to fill the position. The election will be held at the Annual meeting on January 21, 2017.

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

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### **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

## Nomination Form

The position of Vice President, it is a two year term, will expire in January 2019 and we are requesting nominations to fill the position. The election will be held at the Annual meeting on January 19, 2019.

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

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### 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 21, 2016

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 21, 2017, 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 2017-2019 term
- Budget for 2017
- Any additional business matters which may be brought up at the meeting
- Establish quarterly meeting schedule for 2017

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 18, 2017, or by email ([sandpiperhoa@yahoo.com](mailto:sandpiperhoa@yahoo.com)).

Beth Shamburg, Property Manager