

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Annual Meeting  
January 21, 2017**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Stephanie Gregory - #72  
Starla Audette - #10  
Don Piazza - #46  
Derrick Everson - #11  
Harold & Kelly Cheetwood - #45  
Richard Smail - Guest

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 9:02 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 Kelly Cheetwood to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Genie Walls, seconded by Kelly Cheetwood to approve Treasurer's Report. Motion carried.

Tile on Shower Wall – Have not received any designs to decide how to lay the tile, so still on hold.

Manager's Report – Report was given by Property Manager – Spa Igniter had to be replaced. Tank Floats had to be replaced as the sensors went out. Rock in front of #52 & #53 has been completed. New Survey was completed on the property. Estimate from Mansell for new gate was received.

Derrick Everson – Developer and Owner gave a report on the new development on the south side. Will be called River Lofts and constructed by Lambert Construction. At this time, but subject to change they will be 24' X 60' garages with approximately 700SF of living space on top consisting of 1 or 2 bedroom units. There will be a total of 5 to 7 units.

Richard Smail – Real Estate Developer gave a report on "Toscana" which will now be called River View Villas. A copy of the plans were passed around. They will have their own gated entrance on the north side of the property, but will still have access through Sandpiper also with their easement. They are planning to build a wall with access gates between the properties. They also have plans to fix the water drainage problems at #14 & #37 during construction.

Pool Keys – New access cards for 2017 are ready to be picked up or mailed. Contact Property Manager to make arrangements.

Election of Vice President – Nominated was the incumbent Stephanie Gregory and was re-elected by mail in ballots and vote.

**Budget for 2017 – Budget was accepted. There was discussion of reducing the dues since the sale of the lot has built up the reserve account, but the Board voted 2 to 1 to keep the dues as they are and extra funds put into reserve account for major repairs that are going to be needed in the near future.**

**Meeting schedule for the next year is: April 15, July 15, October 21 and annual meeting January 20, 2018.**

**Next meeting will be held on 4/15/17 at 9AM at the Boat Safety Center.**

**The meeting was adjourned at 10:50 a.m. Motion made by Genie Walls, seconded by Don Piazza.**

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

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Quarterly Meeting  
April 15, 2017**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Stephanie & Darrell Gregory - #72  
Jim & Audrey VonZabern - #2  
Steve Ozio - #13

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 11:04 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 Darrell Gregory to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Audrey VonZabern, seconded by Darrell Gregory to approve Treasurer's Report. Motion carried.

Tile on Shower Wall – Stephanie Gregory took pictures of the wall and came up with 2 different designs for the tile design and those present voted for the design they thought would look the best. Project will move forward.

Manager's Report – Report was given by Property Manager – There was an instance where the mailboxes were hit and knocked down. Shaffer Welding had them fixed and back up in 1 day. There is a new pool sign at the entrance to the pool area, thank you Diana Rose. Received the new insurance renewal paperwork and the insurance is going up, discussion of going out for new quotes, but declined, we will stay with the same company. Wish list was reviewed and some changes made. Permission was given to move \$15,000 from checking to the reserve account. Beth Shamburg – Manager – will be retiring from Betty Hunter Realty effective 5/1/17. She will remain the Manager of the HOA. Effective 5/1/17 you can contact her at 928-287-2117 and if you need to see her in person, she will be located at Charley's Kustom Air, 100 Kofa Avenue in Parker.

Garage Doors – It was discussed that the garage doors are getting older and will need to be replaced down the road, so Beth will get quotes as to how much this will cost and add it to the wish list.

Grass – We received a complaint from the owner of #1 about the grass next to his unit that will not grow. It was discussed and decided that it will be landscaped with river rock.

Next meeting will be held on 7/15/17 at 9AM at the Boat Safety Center.

The meeting was adjourned at 12:20 p.m. Motion made by Mike Magnuson, seconded by Stephanie Gregory.

Report submitted by: Beth Shamburg, Property Manager

Meeting Minutes for  
Sandpiper Resort Owner's Association  
**Quarterly Meeting**  
July 15, 2017

Present: Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Stephanie & Darrell Gregory - #72  
Audrey VonZabern - #2  
Harold & Kelly Cheetwood - #45  
John & Diana Rose - #51 & #56

Meeting called to order by Gerald Szymanski, President, Sandpiper Resort Owner's Association, at 11:08 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 VonZabern to waive the reading of the last minutes and approve minutes. Motion carried.

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

Tile on Shower Wall – Tile on the shower wall has been completed.

Manager's Report – Report was given by Property Manager – There has been an ongoing problem specifically at one unit with people parking in the no parking zone. The manager contacted the unit owner and notified them of the problem and the courses of action that would be taken by the HOA to remedy the problem. The owner contacted the renters and explained and so far the problem has not occurred again. There was damage done to a unit around their garage door area and the owner was sent a letter to have the damage fixed or the HOA would do so at the owner's expense, since then the damage has been fixed by the owner. We had a vandalism problem at the pool area. The shower head was broken off and thrown into the spa. This caused a large water run-off, due to the water flowing everywhere and the pool area being flooded. All fixes have been made to take care of the problem and there is a police report on file for future use if the person or persons are found that did the damage. Report was given on the progress of River Villa's, they are starting to work on the retaining wall next to Unit #38 and building the entrance on the other side of the complex. The project on the other side, the manager received a drawing of the interior rendering, but has not yet received anything showing the expected outside rendering. Wish list was reviewed and updated.

It was discussed that if you are planning on making any outside improvements to your unit, it must be submitted to the Board for their approval before any work is done.

The Board is reviewing the Maintenance Agreement and will notify the Manager of any changes to be made.

It was discussed to possibly at the Annual meeting in January to have a meeting, work party with a BBQ. Decision will be made at the October meeting.

Next meeting will be held on 10/21/17 at 9AM at the Boat Safety Center.

The meeting was adjourned at 12:55 p.m. Motion made by Mike Magnuson, seconded by Audrey VonZabern.

Report submitted by: Beth Shamburg, Property Manager

**Meeting Minutes for  
Sandpiper Resort Owner's Association  
Quarterly Meeting  
October 21, 2017**

**Present:** Gerald Szymanski - #8  
Mike Magnuson & Genie Walls - #71  
Lorna Walsh - #54  
Harold & Kelly Cheetwood - #45

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 and Mike Magnuson, Secretary/Treasurer.

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

Motion made by Genie Walls, seconded by Lorna Walsh to approve Treasurer's Report. Motion carried.

Jerry reported that the trees and shrubs have been cleaned up by a tree service and this made the property look much nicer.

Manager's Report – Report was given by Property Manager – There has been a problem with people driving into the complex and illegally dumping their trash. I checked with the Sheriff's Dept. and was told to get a picture of them committing this act and then we can have them cited for illegal dumping. We have received initial plans from the Landscaping Architect to really make the landscaping look nice and easier to care for, the next step is the plans for the new watering system and then hiring a contractor to do the work according to the plans. Pool fence has been fixed. We are still trying to find a contractor to do the remaining tile work that was approved for the pool area. We have a new sign in the pool area with the pool use rules, please make sure the rules are followed. Cracked pipes in the pool area have been fixed. We have an estimate for new security cameras for the complex, but this has been tabled at this time.

It was discussed to limit the hours of use of the pool area and after discussion it was decided that this would cause more problems with people jumping the fence and breaking it.

Vice President, Stephanie Gregory submitted her resignation effective 9/1/17 to take on a paying job for the HOA in maintaining the pool area, so Lloyd could spend more time on watering and the maintenance of the complex. Kelly Cheetwood was appointed by the Board to replace Stephanie for the remainder of her term and Kelly has accepted. Thank you, Kelly.

Pool passes are ready for 2018, so if you wish your new pool pass, please contact the HOA Manager.

Next meeting will be held on 1/13/18 at 9AM at the Boat Safety Center.

The meeting was adjourned at 10:40 a.m. Motion made by Mike Magnuson, seconded by Kelly Cheetwood.

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 2018 and we are requesting nominations to fill the positions. The election will be held at the Annual meeting on January 13, 2018.

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 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.*

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

December 21, 2017

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 20, 2018, 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 2018-2020 term
- Budget for 2018
- Any additional business matters which may be brought up at the meeting
- Establish quarterly meeting schedule for 2018

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 17, 2018, or by email ([sandpiperhoa@yahoo.com](mailto:sandpiperhoa@yahoo.com)).

Beth Shamburg, Property Manager