

Meeting Minutes for
Sandpiper Resort Owner's Association
Annual Meeting
January 18, 2020

Present: Mike Magnuson & Genie Walls - #71
Jim & Audrey VonZabern - #2
Diana Rose - #51 & #56
Jack Mulinix & Sheree Rough - #48
Don Piazza - #46
Robert & Cindy Casey - #9
Starla Audette - #10
Kelly Cheetwood - #45
Barry Kantor - #50
Dennis & Kellie Winners - #52

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

Officers were introduced: Mike Magnuson, President, Kelly Cheetwood, Vice President and Diana Rose, Sec/Treas.

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

Motion made by Audrey VonZabern, seconded by Don Piazza to approve Treasurer's Report. Motion carried.

Manager's Report – Report was given by Property Manager – A letter was received from La Paz County that there will be a hearing in regards to the lot that was sold is being looked at to re-zone from R3 to R1, which means it will be zoned for a single family residence, which the HOA does not have a problem with and actually would prefer. There have been a lot of complaints about the dirt in the streets. There are many factors here, such as, rain and it washing the dirt from the overflow parking and other lot into the entry way, dirt down the street from the landscaping project and construction next door, but the main problem was created when a water main broke between River View Villas and our property, which is a Brooke Utilities problem. The manager has talked to Brooke several times and they still have not taken care of the problem. The manager met with a street sweeping company and it will cost \$500 to sweep the streets. It was recommended that the Manager contact Brooke Utilities one more time for a date for clean-up and if not done or request ignored, then a certified letter will be sent to Brooke and the Arizona Corporation Commission with a bill to reimburse for the sweeping of the streets. For the problem at the overflow parking area and above, Kelly will check with a farmer to see about straw wattles to put there to stop the erosion until such time as we can get this area paved. Parking has always been an issue and still is. The Manager will try to get to the property more often and on different days and times to flag people to stop this. The Manager will also put together a new letter with a set of rules and a new map showing where parking is allowed and that all others will be towed.

Landscaping – They have removed all of the grass, cut trees and worked on the drainage. Next week they will remove the tree stumps, change some sloping for run off and finish the drainage. They will then get ready to plant and put down rock. They have also been doing the

maintenance of the old and new, it looks much better, but if you see areas that they are not maintaining, please let the Manager know, so they can be instructed to take care of those areas.

Cover for Water Tanks – Jim VonZabern will check to see if the price we were quoted is still good as we need to move forward with this before it gets hot.

Front Doors – Audrey VonZabern made a presentation of 4 different styles of doors. The Board will review them and make a decision on the 1 or 2 best choices and then it will be posted on the website for those that wish to change out their doors. It was decided that they will also check to see if we can get a discount if enough people want to change and they are purchased in bulk.

Election of President and Sec/Treas. – There was only 1 person nominated for Sec/Treas. which accepted the position, so Diana Rose will remain. There was 1 person nominated for President through the mail and another at the meeting. Mike Magnuson was nominated prior and Kellie Winners turned in a late nomination. Kellie introduced herself and told everyone her background and experience. Audrey VonZabern said that she would like to see new faces and ideas, but based on being in the middle of the landscaping project and being a newer owner, she would prefer to stay with the current President. Kellie, then rescinded her nomination. So, Mike Magnuson will remain as President.

Budget for 2020 was reviewed and a motion made by Audrey VonZabern, seconded by Sheree Rough to accept the budget. Motion Carried.

Meeting schedule for the next year is: 4/18/20, 7/18/20, 10/17/20 and annual meeting January 16, 2021.

Discussion Period – It was reported that there is dumping going on at the property next to ours and they are going through our property to get there, the Manager was asked to contact the County. Unit #9 is moving due to poor drainage, the Manager will contact an Engineering Contractor to come out and assess the problem and see about fixing the problem. Dog poop was as always a discussion, we had put up signs, but somebody stole them, so next time they are put up, they will be cemented in the ground for permanent placement. If you see a dog lose or pooping and not being cleaned up, please send a picture and from what unit it belongs to the Manager. It was discussed that the concrete slanted walkway coming from the pool area can be dangerous, so we will get an estimate for either a hand railing or sticky strips for this area. Lights in front of the pool area will need to be replaced, so the Board will decide on new lights and get them purchased and put up. There are a couple of units with some minor exterior repairs needed and the Manager will look into getting these taken care of.

Next meeting will be held on 4/18/20 at 9AM at the Boat Safety Center.

The meeting was adjourned at 11 a.m. Motion made by Cindy Casey, seconded by Stella Audette.

Report submitted by:
Beth Shamburg, Property Manager.

Meeting Minutes for
Sandpiper Resort Owner's Association
Board Meeting
July 18, 2020

July 2020

Present: Mike Magnuson & Genie Walls - #71
Diana Rose - #51 & #56
Jack Mullnix & Sheree Rough - #48
Cindy Casey - #9
Kelly Cheetwood - #45
Kellie Winners - #52
Steve & Jill Ozio - #13
David Bragg - #41
Dax Mays - #42
Audry Von Zabern- # 2
Cheryl Brooks- #8
J. Tessier #40
Tim Walsh #49

Regular Meeting called to order by Diana Rose, Sec/Treas, Sandpiper Resort Owner's Association, at 9:01 a.m. Meeting was held at the VFW on Parker Strip.

Officers were introduced: Mike Magnuson, President, Kelly Cheetwood, Vice President and Diana Rose, Sec/Treas.

Motion made by Kellie Winners, second by Sheree Hough to waive the reading of the last minutes and approve minutes. Motion carried.

Motion made by Sheree Hough, seconded by Cindy Casey to approve Treasurer's Report. Motion carried.

Manager's Report – Report was given by Property Manager – Tank Cover is completed. Sign out front blew down in the last big storm, so it will have to be replaced at a later date. Bank Accounts were moved from Chase Bank, due to the Parker branch closing to National Bank of Arizona. New lights on the wall in front of the pool area have been installed and are working. Street sweeping is now being done quarterly with River Villas contributing their share. We do not have a set schedule as they come when they can but it will be quarterly. It was suggested that River Villas add Waddle up above to prevent further rain wash off into our streets. There have been 5 units that needed exterior repairs done and those have been completed. There are 2 other units that need repairs, but we are in the process of trying to find a licensed contractor to do the work as the previous is no longer licensed. One unit was looked at by an engineer as it has foundation problems and the Landscaping Contractor reported that the situation could be corrected in Phase 3 of the landscaping project. It was suggested by a member that a retaining wall be placed below to help hold the hill. We are being charged additional money (41.12 per dumpster) by the trash company because the dumpsters are overflowing with objects that do not belong in the dumpsters. It is not clear whether the trash is being brought in from off site or if the owners are overfilling the dumpsters, but it needs to be stopped. On 2/24/20 a letter was sent out to all owners regarding the parking situation. Since then, some of it is better most of the time, but there are still people parking where they do not belong. Walkway handrail for outside of the pool area is being built, but has been delayed due to the contractor having an accident. We have no ETA on when this will be completed. Hay waddle straw was installed up by the dumpster and maintenance shed from the landscapers to help with the rain runoff. Lloyd with

working with RIP to clear out some of the tiles and debris up on the hill and level the land which we can use for additional parking. There is a utility trailer up there and we do not know who it belongs to and it needs to be removed. Unit #9 asked for approval to park their trailer up on the hill by the shed and it was approved. There was a discrepancy on whether there could be more than one pet in a unit and it was revisited from a prior approval that all units could have more than one pet. So, two pets are approved. At the end of the Manager's report, Beth Shamburg submitted her letter of resignation effective 9/1/20.

Landscaping – Phase 2 is complete.

Front Doors & Garage Doors – It was decided by the Board that the glass in the current front doors and next to them can be changed from Yellow to Rain or Obscure glass. You may, at the owner's expense, replace your front door and/or garage door as long as it is as close to the original design as possible and is painted the same color (Heirloom Lace).

Landscaping Phase 3 – We do not have any information at this time. The contractor was not able to make the meeting and is not finished with the plans. So this is scratched until the next meeting and further discussion and member input will be needed prior to any approval of Phase 3 landscape.

Removal of the President – Diana Rose gave a rebuttal to the claims, and Kellee Winners gave supporting responses, Mike Magnuson was removed as President and replaced with Kellee Winners for the remainder of the term.

Discussion Period – An owner brought up that they need to have their windows replaced and wanted to know if there were any restrictions. It was stated that not as long as they are as close to the original as possible. It was asked why the pool is shut down? It is due to the orders of the Governor to shut down all public pools. The pool is classified as Private/Public due to being private as the HOA owns it, but public due to it being used by multiple people, so when they say public, we have to abide.

Next meeting will be held on 10/7/20 with time and place or method to follow.

The meeting was adjourned at 10:35 a.m. Motion made by Mike Magnuson, seconded by Sheree Hough.

Special Meeting Began at 10:35 a.m.

Meeting called to order by Diana Rose, Sec/Treas, Sandpiper Resort Owner's Association

- 1) Request to increase spa time was approved from Oct 15 to May 15.
- 2) Budget for the front gate is set for future discussion depending on result of Buckskin need and access. We will continue to work towards this goal.
- 3) New pool lounges were tabled as we do not have a budget or front gate for security, but you can bring your own chairs or lounges. Re-plastering was tabled to next meeting.
- 4) Additional parking was discussed but not fully resolved. We have land up above and Lloyd is supposed to work with RIP to grade the land. Tabled to next meeting
- 5) Front doors can be replaced (at owners expense) with like doors and garage doors can be replaced with the same style as the original doors. Estimates for repairs and /or replacements are being researched. Lights in pool area and at homes was not discussed and carried to next meeting.
- 6) Pool guard rail is in the process of being built.
- 7) Discuss and plan a budget for defined pet area. Tabled with phase 3 of landscaping

→ This should have been the purpose of the special meeting. Not done during a regular meeting.

- 8) Discussion of upper Park Area and additional land use. Tabled with phase 3 of landscaping
- 9) Illegal dumping was discussed but not resolved. Further discussion needed.
- 10) HOA security cameras were discussed and agreed as needed once we clear any roadblocks with installing them which by votes cast, will include description of surveillance and method of monitoring per votes cast in special meeting petition. Personal security systems have no restrictions.
- 11) Monthly read out of all maintenance with measurements of accountability approved in special meeting petition.
- 12) Define roles and responsibilities for service providers. Tabled until next meeting
- 13) A \$5,000.00 budget cap on spending without members approval was approved per the votes cast in special meeting petition.
- 14) Term limits with succession language approved per votes cast in special meeting petition.
- 15) Agricultural committee approved (to be set for Nominees vote at a later date) per votes cast in special meeting petition.
- 16) Discuss CC&R's being re-written. Tabled to next meeting
- 17) Video and/or audio call in meetings will be provided for future meetings

The meeting was adjourned at 11:00 a.m.

Report submitted by:
Beth Shamburg, Property Manager.

only
the Board
can vote
on these
issues
not the
Membership.