
Sandpiper Resort Owner's Association | MINUTES

APPROVED MAY 14, 2022

Date February 12, 2022 | *Time* 9:10 am | *Meeting location* Boating & Safety Center

Meeting called by Kellie Winners/HOA Board
Type of meeting **Annual Meeting**
Facilitator Kellie Winners
Note taker Audrey von Zabern

President Kellie Winners
Vice President Dax Mays
Sec/Treasurer Ann Kantor

ATTENDEES:

#02 Audrey von Zabern
#03 Melanie & Mark Clements
#06 Wally & Julie Saunders
#09 Cindy Casey
#10 Cheryl Brooks
#38 Laura Hudson
#42 Dax & Antonia Mays
#45 Kelly Cheetwood
#46 Don & Kathy Piazza
#48 Sherae Rough & Jack Mulinix
#50 Ann & Barry Kantor
#51 Diana Rose
#52 Kellie Winners
#56 Diana Rose
#54 James Stroud

WEB PARTICIPANTS:

#52 Dennis Winners

MANAGER PARTICIPANTS:

Heather Wilson, Community Manager

Patrick Porterfield, Community Landscape

All Board Members – present, Meeting called to order at 9:10am.

Approval of Previous Meeting Minutes |

The previous meeting minutes and agenda have been distributed via e-mail prior to today's meeting.

Waive reading of the minutes – No Vote – Minutes not read.

October 16, 2021 Meeting Notes – Approved

December 15, 2021 Special Meeting Notes – Approved with Corrections

January 6, 2022 Special Meeting Notes – Approved

The Meeting notes for 12/15/21 will be redistributed as corrected, all three meeting notes will be filed.

Treasurers' Report |

Current Financial Statements available at the meeting for those in attendance.

Requested correction to spending report to correct \$0.00 amount of refund to Audrey von Zabern to \$13.00

Requested correction on the Balance Sheet, Fixed Assets, Pool Improvements, Pool valuation increase from listed \$10,000.00.

Treasurer reports that almost all units in arrears are up to date.

Toscana has 1 more unit to have a roof added which creates an auto payment of \$500.00 to Sandpiper for future road repairs. Once the roof is on and payment has been made to Sandpiper, all collection of \$500.00 per unit towards future road repair will cease.

Discussion :

Audrey von Zabern requested Treasurer-Ann Kantor- review spreadsheet of Electrical Panel Assessment and present corrected/updated version of assessment collections and spending in a balanced report. Treasurer to send information to the Sandpiper Accountant and Auditor and get clarification by next meeting.

Also, requested that the Balance Sheet have an addition to the Liabilities section for outstanding dues total and outstanding assessment totals.

- End Discussion -

Proposed 2022 Annual Budget – Approved as Presented.

The Treasurers Financial Statements and 2022 Budget will be filed.

Heather's Managers Report |

Green parking passes have been distributed and are working.

Vehicle/trailer stickers are being mailed to each member. Please advise Heather if your tenants need stickers or parking passes or you did not receive yours.

Everyone is on notice that violations will begin to be issued once all signs are posted.

Heather is working on parking signs. Decisions need to be made about time/day limits for posting signs. Signs need to be placed everywhere legal parking is available to owners, renters, and visitors.

Street sweeping was completed on September 24, 2021

Bids were obtained for Astro-turf in the pool area. No amounts were presented to the membership and no votes were taken on the issue.

Patrick's Landscaping Report |

Pool and spa sensors need to be left alone. Please do not remove them from their place in the water. It causes the pool to overflow and messes up the chemical balance.

President's Report |

Wish List:

- Hose bibs moved from outside of garden enclosure to inside of enclosure with stucco repair.
- Astro-Turf between 8 & 9
- Front yard new landscaping with Astro-turf

Fire Lanes and No Parking areas have been repainted.

Toscana illegal trash dumping in Sandpiper bins is under control as they have their own bin now.

People who live at Sandpiper year-round would like to be able to personalize their units' entries and patios. The president says she understands but is currently working towards bringing all units into a single level of compliance and then the association members can vote on what the group finds acceptable.

The president said it is too confusing and time consuming to send out e-mails to everyone about projects ongoing at Sandpiper when situations with vendors can change rapidly. Sending out e-mails with constant corrections of vendor timeframes or changes is not productive.

James Stroud asked if he could put up a flagpole inside his garden wall at the entrance of his unit. The president said yes but was subject to board approval.

The board voted to approve the grading and improvement above the water tanks to increase parking and move the trash cans to the new area. The approximate cost of the improvement is \$3,000.00 and will begin immediately.

Discussion :

Audrey von Zabern asked why we were spending money on an improvement costing that amount and not using it towards the repair of the area behind the front row?

Dax Mays said that the cost of landscaping the front row would probably be \$100,000.00 based on the work done in the other areas of the complex and that Sandpiper had no money and how were we going to pay for the work?

Diana Rose said that other items that are not as important to the overall look of Sandpiper had moved forward and that those monies could have been added to the landscaping of the front row.

Audrey von Zabern asked if there were any current bids for the landscaping of the front row?

Ann Kantor said that the board was working on it.

- End Discussion -

The Board approved the use of "knuckles" as an addition to balcony vertical railings.

Kellie Winners and Ann Kantor are going to rewrite the CC&R's and Bylaws into a "soft" version that can be edited for amendments or clarification.

**note: any change the CC&R's takes a 2/3 vote of approval and must be submitted in writing along with the original text.

Kellie Winners spoke to the owner of the vacant lot about putting in a gate between his property and Sandpiper.

Election |

Absentee votes were mailed to Parker Accounting. Absentee votes were opened prior to the meeting. In person voting was counted and added to the absentee vote. For the 2 year term of 2022 through 2024 Audrey von Zabern was elected as President; Ann Kantor, running unopposed, was re-elected as Secretary/Treasurer.

The new president was not introduced to the assembled. However, before everyone left Audrey von Zabern asked everyone to wait a moment because the next board meeting was scheduled over Easter weekend. She pointed out that Sandpiper has not held a meeting over Easter weekend through the years because of a conflict with the Keys annual meeting and reserving the room. Furthermore, our manager, Heather Wilson, is in charge of the election at the Keys and would not be able to be present because of the scheduling conflict. Audrey then asked (verbally) if everyone was in agreement to move the meeting from Easter weekend. There was a verbal ascent. Then she asked if the meeting should be the week before of after Easter. "After" seemed to be the verbal consensus.

Meeting adjourned 10:50 am.

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date time
Parking signs & placement	Heather Wilson	April 23,2022 Meeting time

Action items	Person responsible	Deadline
Topic 2	Presenter Name	Date time
Grading of new parking area & movement of trash bins; assignment of new parking stalls and fees	Dax Mays	April 23,2022 Meeting time

Observers Name(s)

None

Resource persons Names:

None

Special Notes:

None

Next Meeting of the Sandpiper HOA Board of Directors and Quarterly Meeting:

Saturday May 14, 2022

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive

July Meeting of the Sandpiper HOA Board of Directors and Quarterly Meeting:

Saturday July 16, 2022

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive

October of the Sandpiper HOA Board of Directors and Quarterly Meeting:

Saturday October 15, 2022

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive

Annual Meeting of the Sandpiper HOA Board of Directors and Quarterly Meeting:

Saturday January 21, 2023

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive