
Sandpiper Resort Owner's Association | MINUTES

DRAFT VERSION

Date January 21, 2023 | *Time* 9:00 am | *Meeting location* Boating & Safety Center

Meeting called by Audrey von Zabern
Type of meeting **Annual Meeting**
Facilitator Audrey von Zabern
Recording Secretary Audrey von Zabern

President Audrey von Zabern
Vice President Dax Mays
Sec/Treasurer Laura Hudson

ATTENDEES:

#02 Jim & Audrey von Zabern
#05 Shawn Way
#06 Wally & Julie Saunders
#09 Cindy Casey
#10 Starla Audette
#14 Paul Setzer
#38 Laura Hudson
#42 Dax Mays
#45 Kelly & Hal Cheetwood
#46 Don & Kathy Piazza
#48 Sherae Rough
#51 Diana Rose
#54 James Stroud
#56 Diana Rose
#73 Nicole Willis

ZOOM ATTENDEES:

#40 Jay Tessier
#49 Tim Walsh
#52 Dennis & Kellie Winners
#55 Karl Copenhaver

MANAGER:

Brant Looney, Community Manager

All Board Members – present, Meeting called to order after ZOOM technical difficulties at 9:21 am.

Thanks to Dax Mays for his service to the community as Vice President. Thank you to Jeff Johns for maintaining the property. Thank you to Wally Saunders for removing dead trees & getting EPCOR to fill a pothole in the street.

Approval of Previous Meeting Minutes |

No Corrections to the minutes.

Interruption by a member during the motion to approve the minutes regarding people missing from the attendance of the last meeting via her private ZOOM conference. Explained that during the “Open Meeting” you cannot hold a separate video conferencing call without the in-person attendees knowing who is on the call and also the people on the call being allowed to participate equally, therefore, they cannot be listed as attendees.

Treasurer’s Report |

Discussion of details of the 2023 budget and explanation of the budgets and spending over the last 2 years and their impact on our finances. The 2023 budget was set up with all possible expenditures in a worst case scenario. Most likely we will report a profit of greater than \$2000.00, if we do not have any major expenditures. However, our reserve study lists that our spa heater will need to be replaced this year at a cost of around \$5,000.00; we are hoping to delay that replacement purchase until next year when it can be added to the budget. Our Treasurer, Laura Hudson is in the process of redoing our chart of accounts to more accurately reflect our expenditures and provide the opportunity for a clearer picture of when and how we are spending our money in each category. Currently our security camera’s are going off of Audrey’s Wi-Fi which she is donating to the community, but the Wi-Fi is so limited that we cannot add items like a key fob for the pool to track users. Money was put into the budget for the STARLINK satellite internet system so that we will be able to expand our Wi-Fi usage to other security devices because we cannot afford to put up a gate at this time. We are on a waiting list to obtain the system.

Landscaping Report |

All of the money previously spent on landscaping completed the front entrance area on the right side as you drive in and the entire middle section of the community. The water was shut off to the front row around 5 years ago and from 1-9 there is just dirt. Also, any plants that existed behind 9-14 died. The current plan is to get a bid for DG to cover the existing dirt area from 1-9 and the area's behind 9-14. Buckskin added a waterline next to the wall they built to secure the sewer plant and the current plan is to put in Oleanders along the chain link fence to block the view. We will need to remove some tree stumps and old landscape irrigation pipes & boxes. The goal is to be low cost and low maintenance with a clean look. We are first starting with the rock along Riverside Drive which has been delayed by the contractor due to weather, equipment repairs and staff shortage due to covid. We are hoping he will get started around March. Members of the community offered to help with the process to save money. All offers of help will be graciously accepted.

Brant's Managers Report |

We have been installing cameras and game camera's. This is for security and to capture people who are not cleaning up after their dog.

People reported outsiders dumping trash in our trash cans. Diana Rose (#51 & 56) recommended calling Republic and seeing if they would renegotiate our bill. We will look into locking the trash cans.

3 individuals hopped the fence into the pool and broke the lock on pool gate and bathrooms which needed to be repaired. Also, there was rocks, chairs and paper towels thrown into the spa. Paper towels were thrown into the toilets. Brant cleaned up and checked the camera. Pictures were given to the sheriff's office. All 3 were identified. One has an outstanding warrant. When caught, we will press charges. High resolution cameras were recommended.

Please fill out the updated contact form so that you receive your emails, ballots, etc. Brant will send it out again.

Presidents Report |

Some of the accent solar lighting has died. Working lights will be repurposed to the pathway in the middle of the property for safety purposes. Audrey will look into battery replacement for lights where the solar panel is not fried.

All of the dead streetlights were replaced by Jeff & Audrey. Only one is not working well, we will check it out to see if it can be fixed.

The stabilization repair work around Unit#9 is complete. This was part 1 of our assessment projects.

A couple of homeowners would like to replace their Juliette Balconies with a balcony that would extend almost to the wall of the River Legacy complex. The owners would have to pay \$700.00 for an impact report where every community member is asked if they object to the project. A straw poll was taken of those assembled in person & online. No one objected as it would not visually impair or even be seen by other homeowners and the homeowner would be responsible for the variance, the cost and maintenance of the balcony.

People without balconies are able to put up a patio cover because the previous board approved the addition. An exterior change request must be submitted to the Board for approval prior to any construction.

Our ZOOM contract runs out in March. It is \$150.00 for the year. Our manager Brant has an account and we will use his for access.

Old Business |

Karl Copenhaver (#55) has been looking into different colors for the exterior fascia boards. He will try to meet up with Audrey to review some possibilities before the next meeting.

Painting of the units was discussed. Audrey has looked into “fogging” which is a cement-based product for coloring stucco. It turns out that because our units have not been painted, fog coat is the best way to color exterior stucco and is a stronger alternative to painting and is an economical way to revive aging stucco. Fog coat material is basically a cement like paint that actually becomes part of the wall itself (unlike standard paint), not a layer on the top of stucco that would eventually peel. Tim Walsh (#49) is a general contractor and he pointed out that the proper paint for use in Arizona is well over \$100.00 per gallon and once you paint, you must always paint. Fog coating initially may not be that much less expensive than painting because the prep is the same for painting and the stucco company would do extensive stucco repair prior to fogging, but the upkeep is cheap and easy and can be done to keep the stucco looking fresh by a handyman using a Hudson sprayer.

Balconies: Kellie Winners (#52) asked who is responsible for the balconies’ upkeep and repair, the homeowner or the association. Previously, the association asserted that it was the homeowners responsibility, but there is some confusion with how our CC&R’s are written and statements made by the attorney in 2008 when the board asserted that the homeowners were responsible. Also, not everyone has a balcony so we will need to review this with the association’s attorney for a clear answer.

New Business |

Discussed within budget explanation.

Owners Concerns & Comments – Call to the Public |

What happens to the money in the projects account?

A: If for some reason a project does not get completed or comes in under budget, the leftover money would be returned to the homeowners.

It was brought up again by a few homeowners that delaying repair and maintenance items is not in the best interest of Sandpiper from either a cost or value to our property perspective. It was recommended that we do annual assessments to do the repair and maintenance as soon as possible to boost our property values and to mitigate problems that will arrive from further delays.

Election of Vice President for 2023-2025 |

New Vice President is Wally Saunders.

Dax Mays once again was thanked for his service and for being willing to run for a second term.

Meeting adjourned 11:15 AM

Next meeting will be held on April 15, 2023 9:00 AM

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date time
Cost of locks for the trash bins	Brant Looney	April 15, 2023 Meeting time

Action items	Person responsible	Deadline
Topic 2	Presenter Name	Date time
Renegotiate Republic Trash bill	Laura Hudson	April 15, 2023 Meeting time

Action items	Person responsible	Deadline
Topic 3	Presenter Name	Date time
Explanation of balconies by an attorney	Audrey von Zabern	April 15, 2023 Meeting time

Action items	Person responsible	Deadline
Topic 4	Presenter Name	Date time
Change in facia board color & balcony facia color	Audrey von Zabern Karl Copenhaver	April 15, 2023 Meeting time

Observers Name(s)

Brian Stroud

Wendy Dearman

Resource persons Names:

Special Notes:

None

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

Saturday April 15, 2023

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive

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

Saturday July 15, 2023

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 21, 2023

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 & Election of President & Secretary/Treasurer positions:

Saturday January 20, 2024

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive