
Sandpiper Resort Owner's Association | MINUTES

DRAFT VERSION

Date July 15, 2023 | *Time* 9:00 am | *Meeting location* Boating and Safety Center

Meeting called by Sandpiper Board
Type of meeting **Quarterly Meeting**
Facilitator Audrey von Zabern
Recording Secretary Audrey von Zabern

President Audrey von Zabern
Vice President Sherae Rough
Sec/Treasurer Laura Hudson

ATTENDEES:

#02 Audrey & Jim von Zabern
#6 Wally & Julie Saunders
#14 Paul Setzer
#45 Kelly Cheetwood
#48 Jack Mulinix/Sherea Rough
#51 Diana Rose
#56 Diana Rose

ZOOM Attendees:

#38 Laura Hudson
#73 Nicole Willis
#52 Kellie Winners

MANAGER PARTICIPANTS:

Brant Looney, Community Manager

All Board Members – present, Meeting called to order at 9:00 am. Board Member Introductions

Confirmation of Board vote for a new Vice President: Sherae Rough |

The Board voted unanimously to approve the placement of Sherae Rough as Vice President.

A motion was made to waive the reading of the previous meeting minutes. |

Motion passed unanimously by the Board

The President read the approved Action Without a Meeting votes. |

Approval of Sherae Rough as Vice President

A call for correction of the previous meeting minutes |

No changes

A motion was made for approval of the previous meeting minutes |

Motion passed unanimously by the Board.

The Treasurer’s report was presented |

The assessment analysis has been completed by the treasurer, Laura Hudson. Please see attached document. Each unit will be refunded \$1.89.

The association currently has a positive net income through June of \$5,035.00.

All of the insurance has been pre-paid for the 2023/2024 yearly cycle. Normally we pay in installments, but the interest the insurance company wanted to charge us would have added an extra \$500.00 to our insurance bill. So monthly you will see a journal entry that will address the pre-paid insurance into paid for the month.

The legal bills were high due to the amendment costs.

A call for questions/corrections for the Treasurer about the reports |

No questions or corrections called for by the attendees.

A motion was made for approval of the financial statements as presented |

Motion passed unanimously by the Board.

Brant's Managers Report |

The locks were changed on the storage garage, pool & equipment room. The camera on #8 was moved for better internet reception. Bathrooms have been left open at the pool, but no vandalism was seen.

Presidents Report |

The colors Cindy Copenhaver picked out for the association were sent out with the last meeting minutes to everyone. This may or may not be a final choice, there is plenty of time for anyone else to make a suggestion. If you would like to suggest a different color scheme, please bring the paint chip colors to a meeting or send to Brant for distribution.

The balcony amendment passed. We had 29 people who filled out the forms correctly. 1 that was not complete and we were unable to reach the owner for confirmation. No "no" votes were sent in. The paperwork was sent to the attorney for review and then once the votes were confirmed, the paperwork was signed, notarized and sent back to the attorney who filed it in La Paz County. The amendment was recorded on July 3rd and a copy was sent to each homeowner along with the agenda for this meeting. Anyone who alters their balcony still has to let the association know via the Exterior Change Request so that the architecture and colors stay consistent.

Street sweeping was canceled again this quarter due to continuing work by Epcor. If we have an active monsoon season, we will be able to have street sweeping done post storm because we have not used our budgeted money for that purpose yet. Wally spoke to Epcor and they said they have completed their work at Sandpiper.

The trash costs were renegotiated, we are saving about \$70.00 per month. We kept our same dumpster configuration for the time being.

Now that Laura can get into the old e-mails, she will be able to find out who we need to contact at River Legacy and how the cost sharing was determined for the roads and trash. River Legacy did give us a check for \$350.00 in April for shared street sweeping costs. That amount will be deducted from their total owed.

Our insurance was put out to a commercial broker. We were able to save about \$2,000.00 over 2022/2023 year and it was \$6,000 less than the quote from Farmers. The insurance company did a walk through and requested some pictures. Nothing came up as a problem, but our roofs will need to be removed and the under paper replaced by the end of 2025 for us to retain insurance. As everyone has noticed, in the news, insurance companies are looking for reasons to drop coverage. We will need to get a quote to have the tiles removed and replaced and at that time, all of the fascia boards will need to be replaced or repaired and painted.

Jeff Johns is no longer working at Sandpiper. Jack Mulinix has taken over his job.

Now that the balcony situation is decided, I will once again start reaching out to landscape companies for the work on 1-14.

I am working on securing the insurance paperwork from the roof vendor to have our roofs repaired. Hoping this will take place sometime during the end of July or August.

The tree trimming company is monitoring the fruit on the palm trees. When the palms begin to fruit they will assess the best time to cut them back and clean up the rest of the trees on the property. We will look into shaving the palm trees to clean them up and discuss with the tree company if the unintended consequence would be more pests or rodents. The cost of shaving is also a factor. The current price we have is \$25.00 per foot, so a 6 foot tree would be \$150.00. This would have to work within our current tree budget or put off to a vote to add to the budget for next year.

A reminder that no dogs are allowed in the pool area. Please make sure you close the pool gate so that it is locked when you leave and close the bathroom doors.

2024 Budget is being adjusted as we go this year with set asides being created and amortized based on replacements costs and anticipated replacement years.

New Business & Voting Items |

Motions were made and a second was given to discuss and then vote on the following items:

- 1) Remove the parking spots on the common area next to Unit 's #14 & 37.
Second: Laura
Community agreed.
Item passed as written.
Audrey – yes, Sherai -yes, Laura - yes

Owners Concerns & Comments – Call to the Public |

Will we have a dues increase in 2024? Yes, it will be based on our CC&R's at 5% or the CPI. Costs for repairs and general services are increasing not decreasing. Sandpiper needs to keep up with the cost increases to keep the association funded properly.

Do we have a quorum for voting? Yes, because the Board can only vote and pass items, there was a full quorum of Board members present.

Side Note: All homeowners are sent voting items in advance so that they can ask questions, give advice or present alternative options to the board prior to the board vote.

Meeting adjourned at 10:20 am

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date time
Roof Repair	Audrey von Zabern	Oct 21, 2023 Meeting time

Action items	Person responsible	Deadline
Topic 2	Presenter Name	Date time
Tree Trimming	Audrey von Zabern	Oct 21,2023 Meeting time

Action items	Person responsible	Deadline
Topic 3	Presenter Name	Date time
Landscaping	Audrey von Zabern	Oct 21, 2023 Meeting time

Action items	Person responsible	Deadline
Topic 4	Presenter Name	Date time
River Villa contributions for Trash & Streets	Laura Hudson	Oct 21, 2023

Observers Name(s)

Wendy Dearman

Special Notes:

None

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:

Saturday January 20, 2024

9 am

La Paz County Sherriff's Department

Boating Safety Facility

Riverside Drive

