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# Sandpiper Resort Owner's Association | MINUTES

DRAFT VERSION

*Date* October 15, 2022 | *Time* 9:00 am | *Meeting location* Fire Station Meeting Room

Meeting called by	HOA Board	<b>ATTENDEES:</b>
Type of meeting	<b>Quarterly Meeting</b>	#02 Audrey von Zabern
Facilitator	Audrey von Zabern	#05 Shawn Way
		#06 Wally & Julie Saunders
President	Audrey von Zabern	#09 Cindy Casey
Vice President	Dax Mays	#38 Laura Hudson
Sec/Treasurer	Laura Hudson	#42 Dax Mays
		#45 Kelly Cheetwood
		#51 Diana Rose
		#52 Kelly Winners
		#55 Karl Copenhaver
		#56 Diana Rose

*MANAGER PARTICIPANTS:*

Brant Looney, Community Manager

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All Board Members – present, Meeting called to order at 9:16am.

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## Approval of Previous Meeting Minutes |

Agreed to waive the reading of the last minutes, no corrections.  
Minutes were approved as distributed.

## Treasurers' Report |

Was given by Laura Hudson.

The Financial Statements as accepted will be filed.

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## Brant's Managers Report |

Brant was introduced to the community.

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## Landscaping Report |

Report given by Dax.

Jeff Johns has taken over for Patrick doing the landscaping work.

The pool had too much chlorine, so the pool had to be partially drained and refilled to correct the balance.

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## President's Report |

There were 4 Actions Without a Meeting:

- 1) Hiring the new manager.
- 2) Hiring Jeff Johns to do landscaping & general maintenance.
- 3) Adding quarterly street sweeping for the remainder of 2022 and adding the cost of quarterly street sweeping to the 2023 budget along with a set aside amount for an unplanned street sweeping after a storm if necessary.
- 4) Adding annual tree trimming to the 2023 budget and an allowance for an unplanned tree issue.

One Action Without a Meeting revoked:

Rekeying the pool with a wireless system. The gate would need to be replaced, so more time to investigate the costs are needed.

Reviewed the options for lounge chairs for the pool area. The discussion will be revisited in January so that a decision can be made on which type of chair we want to invest in and then vote on the type, how many and review the costs at the April meeting. After the April meeting, we will order the lounge chairs so they are available for the spring & summer. Until we purchase new

chairs, there is a storage room behind the bathrooms that people can store their personal lounge chairs.

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## New Business |

2 pipes behind Units #55 & 56 were found to be damaged. Jeff Johns did the repair.

2 game cameras were purchased, 1 for the pool area and one between 8 & 9.

Pool keys are not able to be duplicated. 2 Units need pool keys, we will be contacting the local locksmith that did the keying of the pool for replacements or have the lock rekeyed.

Spa propane tank will be filled November 17.

All bills are now being sent to the manager who will forward them to the board.

The Vice President's 2 year term concludes in January. The election for the office will take place at the annual meeting in January. Dax Mays has agreed to run again for the office. Wally Saunders has also volunteered to run. An e-mail will be sent to the community asking if anyone else is interested in running. Ballots will be sent out as soon as possible.

The project on #9 will commence as soon as the assessment monies are paid. We are in discussions with Dalinghaus on a start date. The same with the rock/erosion prevention project. #9 is the priority.

A meeting has been set up with Buckskin Sanitation in order to review the placement of a waterline through their property. Once the embankment project is underway, we will be gathering quotes to complete the landscaping behind the front row Units 1 – 14.

The Wells Fargo accounts are established and working. We have 3 separate accounts, 1) regular checking for bills, 2) Reserve Savings account, 3) a Projects account so that all accounting will be clear and funds will not be commingled.

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## Owners Concerns & Comments – Call to the Public |

Discussion about the Reserves and long term planning:

Right now we are saving approximately 10% of our dues annually in the Reserve Account (\$12,000). In order to take care of maintenance items that are expensive, we need to have \$100,000 in the

bank. Currently, we have about \$40,000 and we cannot afford to use that money towards maintenance and put the association in a financially tenuous position. If we do not, or can not add a higher percentage to the Reserves, it will take approximately 5 years to bank \$100,000.

The Board will present a plan for catching up maintenance items via assessments.

A discussion was started about allowing individual homeowners the ability to paint their places independently instead of doing the job all at once was started. It was brought up that if we did that, it might make units that did not want to paint their places would look even worse and when they were painted it would look like units were painted at different times. This discussion will continue at the next meeting.

Another paint discussion was about changing just the trim color and painting the balconies so that they all matched. A homeowner volunteered to review color choices and present them at the next meeting.

Ownership of the balconies and whether the homeowner or the association was responsible for repair work was discussed and will be reviewed by the board.

Reminder that all dogs need to be on a leash when walking in the community.

Meeting adjourned at 11:50 am

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date   time
#9 & Riverside Drive Project	Audrey von Zabern	Annual Meeting Jan 2023

Action items	Person responsible	Deadline
Topic 2	Presenter Name	Date   time
Lounge Chairs	Audrey von Zabern	Annual Meeting Jan 2023

Action items

Person responsible    Deadline

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Topic 3

Presenter Name

Date | time

Action items

Person responsible    Deadline

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Topic 4

Presenter Name

Date | time

**Observers Name(s)**

**Resource persons Names:**

**Special Notes:**

None

**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**