

SEWER UPDATE:

After an exhaustive search of all possible documents at the county, title company and anywhere else the documents lead. It turns out that Sandpiper owns the sewer pipes within our association.

The bad news is that we do not know whether or not the builder installed 50 or 100 year pipes.

What we do know is that River Villas replaced all of the original pipes on their land and that all of their property both current and future will have their sewer running through our pipes to get to the waste plant.

I was informed that the pipe connection up by the 70"s at the top of the hill is cast iron and is shrinking. This was discovered when River Villas attached to that line. The rest of the pipes are PVC.

Because we own the lines, any future failure will fall on Sandpiper to absorb the cost and repair.

River Villas has a clause in their escrow that they will have uninterrupted service, which probably means that if there is a break, Buckskin will repair it even if it is on our property and then bill us for the repair.

VACANT LOT UPDATE:

I would like to thank David Plunkett for coming to speak and answer questions about the original agreement for the lot easement.

I spoke with our former president at the time of the sale and he recalled the discussion but said that there was no monetary value discussed at that time. He thought the value would be assessed when the lot owner was ready to build and that any financial agreement would be completed at that time.

We now have an owner that is seemingly anxious to build and address the hook up issues with Sandpiper now. We will be discussing this during Item #10 for voting.

SANDPIPER HOA E-MAIL PASSWORD

The password to the Sandpiper e-mail was not given to me during transition. Kellie said that she needed to archive some e-mails and that it would take about a week. Once she was done, I could obtain the password from either the attorney or Ann Kantor.

I have asked the attorney twice and he claims he doesn't have it. I have asked Kellie again for it and she would not give it to me, I have sent multiple e-mails to Ann Kantor and she refuses to answer back any e-mail I send her asking for either the password or information.

Both our previous Manager, Beth, and Kellie used the e-mail as a means to receive bills and official requests from real-estate and title companies, information requests from Arizona Corporation authority and e-mails from members. Withholding the password from the president has interrupted the regular business of Sandpiper.

I am requesting once again that either Ann Kantor or Kellie Winners provide the e-mail password right now for the e-mail account.

BLOCKING THE DESERT WITH ROCK FROM RIVER VILLAS

River Villas has a lot of excess rock from their build. They have offered to provide the rock and the machinery to block off the access to the desert that is currently being used for illegal dumping. If you have placed an item in the desert area illegally, you need to move it now before River Villas start up work again.

LANDSCAPE PLANS AND ISSUES FOR RIVERSIDE DRIVE

I sent out an explanation of our fiduciary responsibility to keep up the common areas equally and a decorative rock wall option, I hope you all had a chance to read it. I believe this will be at least a 2 part project. I have only sent out information regarding phase 1 because nothing else can be considered until that issue is decided. We will take this up during Item 10 when everyone can have the opportunity to ask questions.

SURVEY RESULTS

A copy of the survey results was sent to everyone. We had pretty good participation! Looks like painting the condo's would be the next big priority after repairing the common area.

We will be able to discuss this further as a group during Item 10 under the Reserve Account Study.

POOL AREA

The pool area was not a high priority in the survey. At this point in time, spending money in the pool area versus putting it into areas of primary concern would be a drain on our finances. I think when we address the pool area, we should address the cabana, bathrooms, deck and the dirt at one time.

If you would like to comment on this issue, please do so during Item 12 under comments and concerns.

SOLAR LIGHTS AT ENTRANCE

If you have come in to the property at night you will have noticed that there are solar lights mounted on the pedestals at the front entrance on the right and left side.

The cost of the project was approximately \$2,900.00 with labor.