

MINUTES
Sandy Point Board Meeting

Tuesday, August 9, 6:00
Home of Secretary Gail McDermott-Bowler

Present: Judy Bourquin, Elaine Caskey, Pat Guenin, Gail McDermott-Bowler, Susan Oxforth, John Ryan, Mike Sherman, Bo Ward. Property Manager Jerri Guinn. Long Time Financial Planner, Jim Kress. Absent was Greg Lupo

Reports:

1. President's Report, Judy Bourquin

- a. Judy welcomed Marianna Fallon, our new webmaster, mlpfallon@gmail.com. Marianna hopes to include enticing photos on the web to make Sandy Point living appealing. When our new, more user friendly, website is up and running, she requested feedback from the Board.
- b. Following the approval of the minutes of the June 21, 2022 Board Meeting, Judy moved to the topic of the Addendum to the HOA Manual. The addendum was approved as stated. **Addendum to HOA Manual, August 2022 -**
 - 1. Insurance Policy for Volunteers**-The Sandy Point Board of Directors voted to acquire an insurance policy to cover our volunteers in case of severe injury. This policy is with K & K Insurance Group, effective on March 23, 2022, and written through Brad Ray Insurance.
 - 2. Cutting of Trees**-Cutting down or trimming of trees owned by Sandy Point in the Common Areas requires approval by the Grounds Committee. If there is uncertainty as to the ownership of a tree, the Property Manager has that information.
- c. The Resident/Guest Agreement was approved with the understanding that a document will be in place.
- d. Committee reports to be put in the packet for the Annual Meeting, need to be sent to Judy by September 13.
- e. The Nominating Committee chairman, Susan Oxforth, reported that Sandy Point Candidates for the Board include Paula Saul, Steve Grothouse, and Lyn Berkebile.

2. Management Report, Jerri Guinn

- a. Getting help to clean river debris along the banks continues to be close to impossible.
- b. The closing date of the pool will be close of day September 18
- c. Jerri discussed the removal of a deck behind the homes of 8177 RBDE. The Board did not have issues with its removal.

- d. There were concerns regarding a barking dog at 3 a.m. Jerri instructed the homeowner to call Animal Control.
 - e. There was a neighbor concern that we are not replacing trees on the berm at 8180 RBDE. Jerri and the Grounds Committee will discuss planting bushes or grasses in that area.
- 3. Architecture Report, Susan Oxforth – Susan shared the facts that two pre-project Meetings have taken place and another project has been approved but not completed. A full report is in ACC files.
- 4. Building Committee Report, Pat Guenin/Mike Sherman -- The final phase of the reroofing project begins September 12 with the goal of reroofing 24 units in a five-week period. Impacted homeowners have received basic details and are asked to sign off on the replacement of skylights. Jon Gilson will remove siding and/or trim on walls that intersect with the roofs to allow proper flashing and will reinstall siding and trim as roofing crew finishes each home.
- 5. Communications Report, Greg Lupo – absent/no report
- 6. Grounds/Environment Report, Bo Ward and John Ryan
 - a. The Honeysuckle Project has yielded results. Sandy Point has been approved to receive a Federal Funded Matching Grant to focus on removing honeysuckle in the two areas identified, those being the entrance at River Road and along the cove and Wildlife Preserve and an area unreachable along the river. Many financial details are yet to be defined. The Board approved getting a certified forester here, submitting the paper work for the grant, but need more information to commit to moving ahead on this three-year project.
 - b. Letters are being sent to four homeowner's whose docks need replacement, repair, or removal containing a suggested course of action.
 - c. Security cameras are in place at the pool.
 - d. To address resident's concerns about tree stump removal and the need for plantings in the area of the Clearwater fence, a meeting was held, the result of which is the suggestion of creating a long-range landscaping plan. Jerri discussed our cost limitations and John explained our budget priorities.
 - e. The annual walk to note addresses where trees and shrubs are impinging on the roofs, gutters, or siding is underway. After meeting with Jerri to determine HOA responsibilities or homeowner's responsibilities, letters will be sent with recommendations of action needing to be taken by the Homeowner.
- 7. Treasurer/Finance Report, Elaine Caskey and Jim Kress
 - a. a copy of a tentative date for the 2023 Budget Meeting was sent to Board Member
 - b. Spending through July is about \$18,000 less than budgeted. As is common a portion of the underspent accounts isn't savings, but merely timing compared to budget

Adjusting for that timing we will probably spend around \$10,000 less than budgeted. The saving assumes two things, siding/painting projects will not spend entire budget due to timing issues such as weather related. Also, roofing will come in at budget.

8. Open or Old Business: none

9. New Business: none

10. Next Board Meeting is September 19, 2022 at the home of Gail McDermott-Bowler.

Respectfully submitted, Gail McDermott-Bowler, Secretary