

MINUTES
Sandy Point Board Meeting

Monday December 5, 2022, 6:00

Home of Secretary Gail McDermott-Bowler

Present: Lyn Berkebile, Judy Bourquin, Steve Grothouse, Greg Lupo, Gail McDermott-Bowler, John Ryan, Paula Saul, Mike Sherman, Bo Ward. Property Manager Jerri Guinn. Long Term Financial Planner, Jim Kress.

Reports:

1. President, Judy Bourquin called the meeting to order.

- a. Judy welcomed the three new Board Members (Lyn Berkebile, Steve Grothouse, and Paula Saul) and shared with us all that we must lead by example, our e-mails and communications should be professional, read the manual, and when on business with a resident always take another Board or Committee member with you.
- b. Following the approval of the minutes of the Annual Meeting, the Board established the date of October 26, 2023 for the next Annual Meeting.

2. Property Manager, Jerri Guinn

- a. New Homeowners include Barbara A Kuhns, 8084 RBDW; John and Sharon Ryan, 8027 RBDW; Deborah Dick, 8114 RBDE; Nicole Streza, 2901 RBC.
- b. Tree work will begin in January with Complete Tree Service doing the work for a total bid of \$12,600. They also bid on removing honeysuckle for ten feet along the road to the Boat Ramp.
- c. Quinn's Landscape Snow contract has been signed but has gone up by 12%. They will complete leaf removal next week.
- d. the fountain has been removed and Holiday Decorations have been installed.
- e. a discussion of having a phone installed at the pool led to a plan for some research about various costs and policies.
- f. Amendment of Section 8 of Management Agreement was amended as follows:
 - 1. Paragraph (c) is changed to (d), paragraph (d) is changed to (e), and paragraph (e) is changed to (f).
 - 2. Paragraph (a) is amended to read as follows: "The term of this Agreement shall be in effect from the effective date hereof until terminated pursuant to paragraphs (b), (d), or (e) of this Section 8".
 - 3. There is a new paragraph (c) which states: "In the event of termination under (b) hereinabove, initiated herein by the Manager, the Association may request the Manager to stay past thirty (30) days, which request may be accepted or rejected in the sole discretion of the Manager. If accepted, the Manager would act as a consultant with no reduction in compensation in effect at that time.

3. Architecture Report, Steve Grothouse

- a.** Two architectural change requests are currently in the pre-approved stage. Details of each is in the Architecture Committee files.
- b.** Steve presented, and requested approval of, two new proposed form Hold Harmless agreements to be included with the ACC change request form (along with the current form for reference). Each would be used for low-risk changes for which the homeowner is approved to carry out the change without a professional contractor – one for changes solely carried out by the homeowner, and one for changes carried out with the help of a friend or family member of the homeowner (such as with the request currently pending). The Board approved but required the signatures of all homeowners involved.
- c.** Steve raised the issue of confusion regarding the rights of neighbors to weigh-in on architectural change requests. The Board reached the consensus understanding that the adjacent neighbors be given the opportunity to express any concerns but not approval rights. Steve will revise the application paperwork to reflect and present at the next Board meeting.

4. Building Committee, Mike Sherman

- a.** roofing projects are complete and work is winding down during the cold months.

5. Communications Report, Lyn Berkebile

- a.** Welcome letter has been sent to new neighbor Barbara Kuhns.
- b.** December newsletters have been distributed including those to four residents without e-mail.
- c.** The webmaster has been sent updated Resident Directories.

6. Grounds/Environmental Committee, Bo Ward

- a.** All the hard work, surveying the trees and prioritizing the honeysuckle areas of concern, is coming to fruition.
- b.** We are researching appropriate (native, non-invasive, sun-tolerant) grasses and shrubs to be planted, beginning in Spring, along the northern end of East Drive on the berm between our road and Clearwater's fence. As dying evergreens are removed and space is cleared, the planting will begin in stages.
- c.** Tennis court nets will be removed on December 15.

7. Treasurer's Report/Long Range Planning Report, Jim Kress

- a.** Jim Kress, Long Term Financial Planner, indicated all of the November financial info was not yet available. He provided an unofficial report that the roof replacement expenses are fairly firm. The gross total budgeted expense for roof replacement this year was \$270,000. But that includes installation of skylights for which we are reimbursed by the homeowner. Increased inflation impacted the

overage expense, which hopefully will be offset by other budgeted items coming in under projected expenditures.

8. Old Business

The decision about selling ads for inclusion in the newsletter has been tabled.

9. New Business

a. See 2f (under Property Manager)

b. A committee, led by John Ryan, will be established to write a Succession Plan for Property Management.

c. The HOA Manual will be updated by Board Members. Mike Sherman will take the lead on this.

10. Next Board Meeting will be Tuesday, February 7 at Gail Bowler's.

Respectfully Submitted, Gail McDermott-Bowler