

Sandy Point Board of Directors Meeting Minutes
June 21, 2022

Board Members present: Elaine Caskey, Judy Bourquin, Mike Sherman, Bo Ward, John Ryan, and Greg Lupo,

Absent: Susan Oxfurth, Pat Guenin, and Gail Bowler

Jerri Guinn, Sandy Point Property Manager; and Jim Kress, Sandy Point long term financial advisor were also in attendance

Marianna Fallon is our new webmaster. All documents must be sent to her in PDF file.

PRESIDENT'S REPORT:

Minutes of the last Board Meeting were approved.

Judy spoke briefly about the takeaways from the Eads, Murray Dinner.:

Friendly Reminders at the top of requests from the Board

Face to face communication preferable over email communication

Our solar policy and rental policy are in line with what our attorneys believe is needed

MANAGEMENT REPORT:

One delinquent resident. Jerri is working with the rental company to collect the dues.

Tennis court cracks are repaired and lines painted. Thanks to all who helped on this project.

Pool is open. Sandy Woods stated all volunteer positions have been filled.

H2O changed the sand filter to a glass filter media, labor and cost \$1,169.60. The main door to the pool is starting to deteriorate. Jon put on a kick plate and painted the door for a temporary fix. A new door should be added in the 2023 Budget.

Cost for mulch in guest parking for home owners use was \$3,215.00.

Due to an unfortunate incident at the pool; for safety and security reasons, a camera will be purchased and added to the pool area.

The fountain has been installed in the inlet.

Mulch was placed in the guest area parking for homeowners.

Road work (Milling/Paving) has been completed for this year.

ARCHITECTURAL COMMITTEE:

ACC updates for March, April, and May 2022

Pre-project meetings-3

Pre-project meetings approved not completed-2

Pre-project meetings approved and completed-2

Completed projects-4

ACC updates for end of May and June 2022

Pre-project meetings-2

Completed projects-1

BUILDING COMMITTEE:

Mike Sherman and Pat Guenin have received the Roofing estimate for 2023. Prices have risen due to the ever-increasing costs in petroleum-based products. Sandy Point is scheduled for a September start. Replacement roofing total is \$243,719.00. In addition to this amount, Jon's time and materials, and any extra materials based on what we find during demolition.

COMMUNICATION:

The Board discussed if a monthly newsletter was needed. In the past, residents have asked to be kept informed of all events and issues regarding Sandy Point.

A section will be added to the newsletter for friendly reminders from our committees. For example; please contact a Board Member before adding a garden or planting a tree.

GROUNDS:

The 2021 Honeysuckle Project has been completed. There is money in the 2022 Budget for more work but are waiting to see if the State will contribute money before starting another project.

Dave Ward placed the commemorative bench and plaque down by the tennis courts. Thanks, great job.

John Ryan and Dave Ward will begin assessment of resident's docks, and notify Jerri if work needs to be done.

New guidelines for trimming of trees and bushes in Sandy Point will be addressed by Grounds, Judy Bourquin, and Jerri Guinn.

Several boat owners in Sandy Point have organized a network to help stranded boaters on the river. Their cell numbers will be published in the newsletter.

TREASURERS' REPORT:

Our annual HOA Homeowners Meeting will be on October 27, 2022. It will be held at the old northside KOC, now called the Northside Event Center. We have reserved the Council Room from 5pm-8:30pm.

Budget meetings for the 2023 Budget were discussed and dates will be confirmed at a later date. Shorter reports from committee members at the annual meeting was discussed.

NEW BUSINESS:

Drinks on the Driveway has been a huge success. Great way to meet and greet our neighbors. River and log cleanup is being addressed by the Board. Budget restraints and finding workers, play a major concern in these discussions.

A letter will be sent out for residents to place logs on their docks for pickup.

The next Board Meeting is scheduled for August 9th at the home of Gail Bowler.
We also scheduled a Board Meeting for September 19th. to approve 2023 Budget.

Respectfully submitted,
Elaine Caskey