

MINUTES
Sandy Point Board Committee Meeting

Tuesday, January 11, 6:00
Home of President Judy Bourquin

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

Reports:

1. President's Report, Judy Bourquin

- a. Following the approval of the minutes of the November 9, 2021 Board Meeting, Judy shared the date of Tuesday, April 12 as the date of the Eads, Murray & Pugh Spring Seminar at Primo South. When invitations arrive, remember to RSVP for this seminar addressing upcoming legislation.
- b. Marianna Fallon will become the new Webmaster in April.
- c. John Ryan, Jerri Guinn, Jim Kress, and Judy Bourquin met with Kathy Andry regarding the ongoing River Project and Kathy's request for a Sandy Point Foundation to be established for funding. Their findings, in this respect, indicated that for an engineering study, adequate "fill" and "swag", the approval needed from IDEM, DNR and other State Agencies would be in excess of one million dollars, an amount that Sandy Point could not voluntarily raise. The Board agreed to share this information with the Community.
- d. Discussion confirmed that Sandy Point Board Meetings will remain at 6:00 p.m.

2. Management Report, Jerri Guinn

- a. Accounts Receivable – none.
- b. New homeowners include Janice Kreuzscher (8126 RBDE) and Diana Mercer (2945 RBDN). A loaf of bread and a "welcome" note from the Board will be delivered to each.
- c. Grounds --Holiday decorations in common areas will be taken down on January 12 and homeowners will be reminded in the February Newsletter to remove their own.
- d. Grounds --The application for the pool license has been recorded, the cost being \$310
- e. Grounds --A new line item (#5226) has been established in the 2022 budget for honeysuckle removal. The cost to chip the cut honeysuckle is \$500. A discussion about erosion followed, some of which is not caused by honeysuckle removal. Erosion will be addressed by the use of "wattle", rolls of straw, which will be staked. The suggestion was made to offer homeowners the opportunity to volunteer funds for the honeysuckle project".
- f. Building --A new fence surrounds the Republic Dumpster, near the Maintenance Shed, replacing a deteriorating one.
- g. Building -- Jon has filled pot holes.

3. Architecture Report, Susan Oxfurth -- One project has been completed; five pre-project meetings have occurred, some of which are pending awaiting more details. Two formerly discussed projects have been addressed and are in the hands of the homeowners. A full report is in ACC files.
4. Building Committee Report, Pat Guenin/Mike Sherman -- No report
5. Communications Report, Greg Lupo – No report
6. Grounds/Environment Report, Bo Ward and John Ryan
 - a. After members of the committee attended a seminar, given by Friends of White River, regarding soil erosion, they met with the Soil and Water DNR expert for her views on our situation. She was sufficiently impressed by our efforts to rid Sandy Point of honeysuckle that she offered to bring a USDA representative. The result is that we have applied for a federal grant program that provides 80-20 funding, over three years, to assist as long as we do the work and replace everything with appropriate plantings. Honeysuckle near the entrance has been cut and awaits removal by our tree contractor. Should we be recipients of this funding it is possible that some funds could be used to hire a naturalist. Discussion followed regarding the funding increments and the impact on cash flow.
 - b. Repair and replacement of retaining walls across from 7931-35 RBDE and behind the area of 8118 RBDE has been completed. Unfortunately some original walls and barriers, installed by the developer, are starting to deteriorate, something the Board should keep an eye on.
7. Treasurer/Finance Report, Elaine Caskey and Jim Kress
 - a. Elaine has scheduled the 2022 Annual Meeting for the Fourth Thursday in October 27 from 5:00 to 8:30 p.m. in rooms A, B, C, D.
 - b. Both Elaine and Jim stressed the importance of budgeting sooner than later and forecasting throughout the year.
8. Open or Old Business: none
9. New Business: none
10. Next Board Meeting is March 1, 2022. Adjournment took place at 7:00.

Respectfully submitted, Gail McDermott-Bowler, Secretary