

## **Sandy Point Board Meeting**

### **February 7, 2023**

**Present were Lyn Berkebile, Judy Bourquin, Jerri Guinn, Steve Grothouse, Greg Lupo, Gail McDermott-Bowler, John Ryan, Paula Saul, Mike Sherman, Bo Ward, and long term Financial Advisor, Jim Kress.**

#### **1. President's Report: Judy Bourquin**

Minutes were approved from December 2022 Board Meeting

**2. Jerri's Report:** There are no new homeowners or accounts receivable since the last Board Meeting. Winter tree work will commence in about two weeks. Upon removing the fountain unit, the crew found that the intake debris screen has been torn and patched so many times that it now needs to be replaced at the cost of \$100.90

#### **3. Architectural Committee: Steve Grothouse.**

- A. Two architectural changes have been approved
- B. Two architectural change requests are in the pre-approval stage.
- C. A final change request is pending planning and submission.
- D. 2<sup>nd</sup> homeowner signature lines have been added to the alternative Hold Harmless Agreement to be included with the appropriate ACC change request form, per the Board's resolution at our last meeting.
- E. For the Board's approval, an updated version of the change request form was shared and approved. The material changes include (1) in Section 5, clarifying the insurance/bonding/Hold Harmless agreement requirement to align with the new forms, and (2) in Section 8, an update to the neighbor's acknowledgements pursuant to this Board's resolution at our previous meeting. Specifically, the form is now clear that neighbors can provide input but are not asked to "agree" to a project and a space has been provided for the neighbors to provide specific input and objections.

**4. Building Committee: Mike Sherman.** There is nothing much to report other than as the weather gets milder Jon has done some pothole repair and also started some siding replacement. In the Spring, asphalt driveways will be assessed for another resealing cycle.

**5. Communications Committee: Lyn Berkebile.** Both the January and February e-newsletters have been distributed including four which were hand delivered to residents who do not use e-mail. Welcome letters were delivered to Scott Johnston, 3014 RBDN and to Stephen Sellers, 8035 RBDW. Updated Resident Directories have been sent to Marianna for uploading to the website.

**6. Grounds/Environmental Committee:** After looking at Sandy Point policies regarding "fire pits" it was agreed that we simply add the wording "residents should follow city ordinances" in addition to practice some common sense.

**7. Treasurer's Report/Long Range Planning Report: Paula Saul/Jim Kress.** We are on budget.

**8. Old Business**

**A. Property Manager Succession Committee: John Ryan.** In regards to the Property Manager Succession plan the committee met and discussed the various options available with regard to succession planning. Option one would be having a resident property manager; option two would be having a non-resident; and option three would be having a property management company. Assignments were made and the committee will meet again February 16.

**B. Update on Review of HOA Manual: Mike Sherman.** Shortly the Board will review the HOA Manual section by section.

**9. New Business:**

**A.** Gail is working on Sandy Point hosting an ISOA concert should the opportunity arises.

**B.** The next Board Meeting is April 11.

Respectfully submitted, Gail McDermott-Bowler, Secretary