

Sandy Point Board Meeting

April 11, 2023

Board members present were Lyn Berkebile, Judy Bourquin, Steve Grothouse, Gail McDermott-Bowler, John Ryan, Paula Saul, Bo Ward. Also present was Property Manager Jerri Guinn and long-term Financial Advisor, Jim Kress. Board Members not present were Greg Lupo and Mike Sherman.

1. President's Report: Judy Bourquin

- A.** Minutes were approved from February 7, 2023 Board Meeting with one addition to "Policies regarding fire pits must follow the City Ordinance" and must follow manufacturer's instructions and safeguards.
- B.** Our website, Sandypointcondos.com, which has been on a shared server, has been blacklisted by Network Solutions because of the number of spam e-mails received during the weeks that it was down. We have gone to a dedicated server at the cost of an additional \$448 per year. John Merski was of assistance and Steve Grothouse is looking into finding someone who is knowledgeable in solving such problems.
- C.** The Garage Sale, coordinated by Gail McDermott-Bowler, will be June 10.

2. Jerri's Report:

- A.** There are no accounts receivable since the last Board Meeting.
- B.** Sipe's Asphalt has submitted bids for street repair.
- C.** Beginning on May 1, RPM Exterior Services will commence gutter cleaning at the cost of \$7,297.50 for full cleaning of 139 units.
- D.** Contact has been made with Keep Indianapolis Beautiful for free dumpsters.
- E.** The fountain has been installed in the inlet.
- F.** Mulch for residents was delivered at the cost of \$2,580.
- G.** Thank you to Dave Ward for scraping/painting and making sure fire hydrants are working.
- H.** Grounds Management submitted a bid for entranceway landscape plantings. Discussion will follow.
- G.** Renewal of additional volunteer insurance has been completed at the cost of \$300.

3. Architectural Committee: Steve Grothouse.

- A.** One architectural change has been completed, two architectural change requests are in progress and four architectural changes are in the pre-approval stage. Full details are in the Architecture Committee files.
- B.** The substantive changes of the Architecture Request Form are as follows. Clarification that a pre-projects meeting must take place before the change application is finalized and submitted. Clarification that a project is not fully approved to commence until a project approval form is fully executed by the homeowner and the ACC. Note that even the homeowner must obtain a permit where necessary. Inclusion of Property Manager permission for keeping a container for more than 3 days. Overhaul of the Contractor to acknowledgment. The Homeowner and Contractor must now agree that the HOA (via the property manager) as a co-customer of the contractor for

projects under which the grounds and/or property for which the community is ultimately responsible are in-scope.

4. Building Committee: Mike Sherman. Absent. No report.

5. Communications Committee: Lyn Berkebile.

A. Both the March and April e-newsletters have been distributed.

B. Welcome letters were delivered to Dakota Wilkins and Mattie Baca at 2946 RBDN; Matthew Brabham and Kimberly Bogle at 3025 RBDN; Pete Donahoe, 8112 RBDW

C. e-mail notices sent as needed.

6. Grounds/Environmental Committee:

A. During a meeting with homeowners at 8112 RBDW, regarding honeysuckle, Jerri noticed that there is not enough flat ground for safe passage around the corner of their house and is arranging for restoration of that bank..

B. Grounds Committee communicated with the owners of 8104 RBDW re their honeysuckle infestation, informing them that they must undertake this kind of landscaping work at their own expenses and with prior approval.

C. A large honeysuckle-eating machine owned by Complete Tree has removed a strip of it by the boat ramp driveway, which is now clear, flat, and mulched.

D. Some native non-invasive plantings have been placed in the area of last year's honeysuckle project.

7. Treasurer's Report/Long Range Planning Report: Paula Saul/Jim Kress. We are on budget. Jim led us through his handout regarding Sandy Point Re-Paving Scenarios. The plan had been to hold off on the roads until this phase of the roofing project was complete. If we start the road project sooner we will eliminate some of the expenses of patching and will be finished before the next phase of roofing begins. The consensus at the meeting was that we should move forward now if the contractor is available. Jim plans to project numbers again for the Board to read and then share their opinions re a start time.

The next Board Meeting is June 6.

Respectfully submitted, Gail McDermott-Bowler, Secretary

ADDENDUM TO MINUTES: The Board voted by e-mail to proceed with Phase 1 on the repaving of the streets this year.