

**Minutes of the
Sandy Point Board Meeting
April 16, 2024**

Board members present were Lyn Berkebile, John Ryan, Jerry Barnaby, Greg Lupo, and Paula Saul. Also attending were Jerri Guinn, Sandy Point Property Manager; Jim Kress, Long Term Financial Advisor; and Mike Sherman, ACC committee member. Absent Board members were Gail McDermott-Bowler, Steve Grothouse, Nancy Shields, and Laura Sipe.

The meeting was called to order at 6:00 PM.

Architectural Control Committee Report by Mike Sherman (filling in for Steve Grothouse): A total of six projects have been approved. Three deck projects, all involving Trex decking. Two window replacement projects, and one new wood privacy screen. One new request has been received by the committee which involves replacing screens on a porch with Eze-Breeze windows.

The committee brought one homeowner submission to the Board for a decision to be made, as the committee members were not in agreement. The submission involves the replacement of a front door, and Mike provided pictures of the condo and the proposed front door. Discussion was followed by a vote. The project submission was denied by a **VOTE** of 5 to 0.

Review and approval of the minutes of the February 6, 2024 Board meeting. John Ryan **motioned** the minutes be accepted, and Greg Lupo seconded. A **VOTE** was taken, and the minutes were approved.

Management Report by Jerri Guinn:

- The fountain has been installed at the end of the inlet.
- Quinn's Landscape completed placing mulch in the common areas and guest parking for residents to use for their front landscaping.
 - It was noted that insufficient mulch may have been placed on the boat ramp/tennis courts end of RBDE. Jerri will instruct Quinn's to transfer some of the remaining mulch to that area.
- RPM Exterior Services sent a bid for full-service gutter cleaning \$7,297.50, which is within our budgeted amount.

- It was suggested that the annual gutter cleaning be scheduled to take place in June or July.
- Beside 8004 RBDE there is an erosion issue. Received a bid of \$5,820.00 to remove rotten railroad ties and rebuild the retaining wall using wall block. The project will require fill dirt and building a taller wall.
- Discuss a tennis court bid to fill all cracks for \$6,400.00. Painting of lines would be done by volunteers led by the Grounds Committee.
 - Lyn Berkebile made a **MOTION**, and John Ryan seconded the motion, that four pickleball courts will be painted (instead of two) and that four sturdy pickleball nets on wheels will be purchased. The pickleball courts will be painted in the same direction as the tennis courts, with two pickleball courts on each tennis court (one on each side of the tennis net). The tennis nets will serve as a backstop to the pickleball baseline, and the chain-link fence will serve as the backstop to the other pickleball baseline. This plan is dependent upon the length of the area within the fence being long enough to accommodate 2 standard pickleball courts plus additional space behind the baselines for the players to safely move. A **VOTE** was taken, and the motion passed unanimously.
 - Greg Lupo offered to research and find pricing for pickleball nets.
- Received two bids for road asphalt work. Jim Kress will address cost and a plan during his report.
- Discussion with Board concerning rentals. Jerri Guinn is suggesting the HOA amend the current 5% cap to no rentals.
 - Lengthy discussion included the reading of a letter from Laura Sipe who wanted to provide input although she could not attend today's meeting. Board consensus was to proceed with the preparation of an amendment to Article X of the Declaration of Covenants, Conditions and Restrictions and Bylaws of Sandy Point changing our rental cap from 5% of the dwellings to zero.
 - An amendment must be presented to the homeowners and approved by no less than two-thirds (2/3) of the owners.
 - Lyn Berkebile and John Ryan will work with Jerri Guinn on this project. The proposed amendment will be prepared, or reviewed, by Eads Murray & Pugh, Attorneys at Law, before being presented to the HOA membership.
- After receiving three quotes from insurance companies for our master policy, it was suggested that they checked with all of the standard markets, as well as some community association programs, and they could not find a better program for us.

Treasurer's Report/Long Range Planning Report by Paula Saul and Jim Kress: An update was provided to the Board on the HOA spending and reserve status through March 2024. The reserve balance at the end of March is reported at approximately \$301,100. Jim Kress reminded

the Board that our long-range goal is not to maintain the minimum balance but to build our reserve to \$1.5 million over the next 10 years.

- Jim talked about the cost of the asphalt work remaining to be done (i.e., RBDE from the triangle to the cul-de-sac at the boat ramp gate and RBDN, RBDC, and RBDW). The Board discussed the pros and cons of moving up the paving plan but decided to stay on the current schedule. Although no major street repair will be done this year, there will be seal cracking of RBDN, RBC, RBDW, and the remainder of RBDE.
- The reserve balance is earning very little interest in money market accounts. Paula suggested depositing a portion of the funds in certificates of deposit (“CDs”). All those present discussed the prudence of moving some funds into CDs while maintaining sufficient funds in liquid accounts to cover upcoming expenses. A **MOTION** was made by Lyn Berkebile authorizing Treasurer Paula Saul to deposit up to \$200,000 in one or more CDs, provided that no more than \$50,000 is tied up for as long as 12 months and keeping the remaining funds in liquid accounts. The motion was seconded by John Ryan and passed by a **VOTE** of 5 to 0.

Building Committee Report by Greg Lupo and Jerry Barnaby: Siding is gearing up next week. Twelve driveways are scheduled to be sealed this year.

Communications Committee Report (Nancy Shields): No report.

Grounds Committee Report by John Ryan and Laura Sipe: Laura Sipe provided a written report to Jerri Guinn of the three projects that have been approved since our February Board meeting:

- Foundation bushes replacement approved on 2/29/2024
- Tree replacement approved on 3/20/2024
- Addition of a Perennial Garden along garages approved on 4/8/2024

Review Open or Old Business: Indiana HEA 1337 concerning the HOA regulation of beekeeping was amended from the original bill and was signed by Governor Holcomb on 3/13/2024.

New Business:

- Corporate Transparency Act: The federal Corporate Transparency Act went into effect 1/1/2024; however, Eads Murray & Pugh has advised clients to take no action until later in the year. There is the possibility that the law will be amended to exempt HOAs. More information will be provided at the Eads Murray & Pugh Spring Dinner Seminar.
- Shoreline debris: Jerry Barnaby raised concerns about the muck and debris left on shore due to the recent high-water levels and the need for cleanup. There is money in the budget for shoreline cleanup, but it occurs later in the year due to multiple high water/receding water occurrences during spring and summer. The issue was referred to the Grounds Committee to take a look at and consider options.

- 2024 Pool Party: The date for the 2024 pool party was set for Sunday, June 9th. Fried chicken from the Yacht Club will be provided by the HOA.

Announcements:

- April 23 – Eads Murray & Pugh Spring Dinner Seminar at Primo South
- May 11 – Sandy Point Garage Sale

The meeting was adjourned at 7:50 PM.

Respectfully submitted by Lyn Berkebile

2024 Board Meetings:

February 6	April 16	June 4	August 6	September? (to set budget)
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