

Minutes of the April 14, 2026
Meeting of the Sandy Point Board of Directors
Location/Time: 2915 RBC / 6:00 p.m.

Board members present: Lyn Berkebile, Kim Ebbs, Barb Shuey (video call), Joe Klein, Mona Stephens, Paula Saul, Nancy Shields, Kay Piotrowicz, Jay Moser

Board members not present: N/A

Additional Attendees: Jerri Guinn, Sandy Point Property Manager and Jim Kress, Long Term Financial Advisor. Ralph Shaw, Sandy Point Homeowner

1. Call to Order - Lyn Berkebile (6:00 p.m.)

2. Resale Assessment Project – Nancy Shields & Kim Ebbs

- Update: Nancy provided a status update, including a review of the updated Board Brief and Q&A documents, which were distributed to Board members in advance of the meeting.

Discussion Highlights:

- Tracking Turn-Over Related Costs - Jerri noted that Jon is currently tracking labor and material costs for two homes on the market to provide additional data on turnover-related expenses
- HOA repairs
 - Discussion that the community is aging and has reached a point where repair needs are increasing beyond what we are accustomed to.
 - Discussion included options for addressing these increased repair needs/costs:
 - Utilizing a resale assessment tied to home turnover
 - Incorporating additional costs into the HOA operating budget and monthly dues
 - Emphasized the importance of clearly communicating how funds would be used, including:
 - Supporting additional maintenance capacity
 - Improving overall maintenance planning and execution
- Fee Structure Considerations:
 - Evaluating a flat fee vs. a multi-month HOA equivalent (e.g., 3–5 months)
 - Benchmarking against other communities

BOD Action: Mona made a motion to move forward with BOD review of the updated Q&A document, followed by distribution to homeowners and a community survey. The motion also included a proposed resale assessment in an amount equivalent to five months of HOA dues at the time of closing (which, for example in 2026, would be \$1,875). Joe seconded the motion. Motion approved unanimously.

3. President's Report – Lyn Berkebile

- HOA Property Management Office Task Force Update:
 - Lyn gave a detailed status update provided by Todd Snow (Chairperson), including the committee's meetings with three potential vendors currently preparing quotes.
 - Todd Snow and the task force will present a follow-up update at the June BOD meeting, with a target completion date of August 1.
- Metronet Fiber Service Proposal:
 - Metronet/T-Fiber, a high-speed Internet Service Provider (ISP), contacted Sandy Point with a proposal to install fiber network services within the community.
 - The Utility Access Agreement they provided is very biased in favor of Metronet/T-Fiber. If Sandy Point is interested in reaching an agreement with them, changes to the terms would need to be negotiated and advice sought from Sandy Point's attorneys.
 - Only one homeowner has approached the BOD in favor of Metronet/T-Fiber. After further discussion, the BOD consensus was that there is not enough interest to pursue the proposal.
- Landscaping – Front Entrance berm between Sandy Point and Nantucket:
 - Lyn, Jerri, and Mona (Grounds Committee) are currently meeting with Nantucket to discuss landscaping improvements at the front entrance.
 - Jerri provided Nantucket with a 2008 agreement documenting prior work completed and Nantucket's ongoing obligations.
 - Additional information and recommendations will be presented to the Board of Directors for consideration and decision-making.

4. Secretary's Report: Approval of Meeting Minutes – Kim Ebbs

- March 10, 2026, Board meeting and Executive Session

BOD Action: There were no additions or corrections to the minutes. The minutes were approved as submitted electronically and approved unanimously.

5. Management Report – Jerri Guinn

- No updates

6. Treasurer's Report/Long Range Planning Report – Paula Saul / Jim Kress & Ralph Shaw

- Sandy Point March 2026 Financial Reports:
 - Monthly Expense/Reserve Fund Summary (Ralph)
 - Treasurer's Report (Paula) – slight delay in availability

7. Architectural Control Committee (ACC) Report – Kay Piotrowicz

- Projects Approved/In-Progress – 8
- New Projects Approved/In-Progress – 0
- Continue to submit ACC requests to (ACC.sandypoint@gmail.com)
 - Request to explore the capability of the Sandy Point website to create and host fillable forms for resident use

8. Building Committee Report – Joe Klein & Barb Shuey

April Report:

- RBDN resurfacing project is expected to take place in the April timeframe. Exact dates are yet to be determined.
- Property at 2928 has been sold, Maintenance Request initiated and inspection with owner completed. All findings from the inspection are presently being corrected.
- Repairs have been completed on four homes that sustained siding damage because of the recent severe winds.

9. Grounds Committee Report – Jay Moser & Mona Stephens

- The Requests for landscape changes at 2949 RBDN and 3018 RBDN were approved and are completed.
- A section of Common Grounds behind 8053 RBDW has been changed from a mulched area to a grass area. Quinn Landscape did the work to make the change possible. Several large honeysuckle bushes had been removed from the area prior to the change. The Hosta Garden on RBDE has been moved to the south side of RBC. Both areas will be monitored after the sprinkling system is turned on to be sure they are “covered.”
- Paperwork from 2025-26 completed Grounds/Landscape requests is being entered into a GLC digital log by committee member Julie Marsh. A digital log has not been maintained previously.

10. Review Open or Old Business

- No Open or old Business

11. New Business

- Document Management/Record Retention Schedule for Sandy Point (Lyn)
 - The HOA needs to establish a formal record retention policy and schedule.
 - More broadly, there is a recommendation for the Board to adopt a comprehensive document management policy, with primary emphasis on defining and implementing a record retention schedule.
 - This is a multi-step process. No action was taken by the BOD, but there was consensus that it is important for the BOD to continue working on this project.

12. Announcements

- Eads Murray & Pugh Spring Dinner Seminar, Tuesday, April 21, The Wellington Banquet Center, 9775 N by NE Blvd., Fishers
- Drinks on the Driveway on May 15 at Kay's, 8211 RBDE

13. Adjournment

- The meeting adjourned at 7:43 p.m.

Approved as corrected at the June 16, 2026, Board of Directors Meeting. - K.E. Secretary

Submitted by Kim Ebbs (Secretary)