

Minutes of the March 10, 2026

Meeting of the Sandy Point Board of Directors

Location/Time: 3036 River Bay Drive N / 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

Board members not present: Jay Moser

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 (6:02 p.m.)

2. President's Report – Lyn Berkebile

- BOD Meeting Date: The April Board meeting was rescheduled to April 14, replacing the previously scheduled April 21 meeting.
- Drinks on the Driveway: May 15 (Piotrowicz), July 17 (TBD) and Sept. 18 (Shaw)
- Registration form on the “Residents Only” section of the website is not being forwarded to the property manager.
 - Kim Ebbs and Marianna Fallon will determine if this form needs to be removed from the website.
- HOA Property Management Office Task Force:
 - The Board discussed the establishment of a task force to research and evaluate the feasibility of building an HOA management office on Sandy Point property.
 - The proposed charter was reviewed, with a start date of March 10 and a target completion date of August 1.
 - Task Force members - Todd Snow (Chairperson), Barb Shuey, Jim Kress, Kay Piotrowicz
 - Funds for future property management transition have already been set aside in reserves

BOD Action: A motion was made by Joe to establish the Task Force, seconded by Paula. The motion passed unanimously. (Task Force Charter attached)

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

- January 20, 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.

4. Management Report – Jerri Guinn

- Health Department Public Pool Requirements: Jerri reported that requirements have changed and is currently investigating updated licensing, certification, and compliance requirements.

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

- Sandy Point February 2026 Financial Reports: emailed to the BOD in advance for review
 - Treasurer's Report (Paula)
 - Monthly Expense/Reserve Fund Summary (Ralph)

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

- Projects Approved/In-Progress – 7
- New Projects Approved/In-Progress – 1
- Continue to submit ACC requests to (ACC.sandypoint@gmail.com)

7. Building Committee Report – Joe Klein & Barb Shuey

March Report: The maintenance request process continues to work effectively.

- Eight new requests have been submitted since October 2025
- Remaining open items are weather dependent
- A meeting with the Rose Asphalt manager is scheduled for March 11 to discuss the 2026 street striping and resurfacing project, with hopes to complete the work in early spring.

8. Communications Committee/Resale Assessment Project – Nancy Shields

- Resale Assessment: Nancy provided a status update.
- Next steps: Develop a Q&A to share with homeowners and explore distributing a survey to gauge the level of homeowner interest. Based on the survey results, the Board of Directors will determine whether to move forward with a vote, potentially in late July.
- The committee will develop detailed recommendations to present to the Board at its April meeting (per the motion passed at the November 18, 2025, meeting).

9. Grounds Committee Report – Jay Moser & Mona Stephens

- The Board reviewed the diagram for the budgeted tennis and pickleball court resurfacing project, including proposed court colors. It was noted that lines need to be added for the tennis service box, which marks where a serve must land to be valid. Completion is anticipated in the spring.
- The committee is reviewing the possibility of combining the short-term and long-term Grounds-Landscape Change Request forms.

10. Review Open or Old Business

- No Open or old Business

11. New Business

- Proposed Resolution - Nondiscrimination and Anti-harassment Policy
 - A recommendation was received from Eads Murray & Pugh (Sandy Point's attorney) for the Board to add nondiscrimination language to the Sandy Point Rules and Regulations.
 - The policy includes standard language stating that the Board will not permit harassment based on protected class status.

BOD Action: A motion was made by Nancy to adopt the Nondiscrimination and Anti-harassment policy, seconded by Mona. The motion passed unanimously. The resolution was duly adopted by the Board of Directors. (Copy of the Board Resolution is attached)

12. Announcements

- Spring Dinner Seminar for HOA Board members, Tuesday, April 21, 2026

13. Adjournment

- The meeting adjourned at 7:50 p.m.

Submitted by Kim Ebbs (Secretary)

Sandy Point Homeowners Association (HOA) Task Force Charter

Task Force Name: Office Construction Research Task Force

Date Established by the Sandy Point Board of Directors: March 10, 2026

1. Purpose

It is desirable to have an HOA office located at Sandy Point to serve as workspace for an on-site property manager. The Office Construction Research Task Force ("Task Force") is established to evaluate the feasibility, costs, benefits, and potential impacts of constructing an HOA office facility. The Task Force will gather data, consult with experts and vendors, and present recommendations to the Sandy Point Board for informed decision-making.

2. Objectives

- a. Identify the HOA's operational needs that an office would fulfill. At a minimum, office space (including a restroom) for a property manager and storage space for HOA records are needed. Also determine the feasibility and additional cost of including a space large enough to hold Board meetings.
- b. Research potential locations on Sandy Point property, including the feasibility of adding a second floor to the pool house/workshop building.
- c. Obtain preliminary cost estimates for construction and maintenance.
- d. Investigate zoning laws, building codes, permitting, and other requirements (such as the applicability of Americans with Disabilities Act).
- e. Evaluate potential funding sources, including the budgeted amounts put in reserve for property management transition, commercial loans, and special assessments. Review potential impact on the budget and reserves.
- f. Identify potential architects, contractors, and specialized consultants.
- g. Keep the Board and community informed through updates to provide transparency and build support.

3. Authority

The Task Force is advisory in nature and has no decision-making authority and no budget. It may request information from HOA management, interview vendors, and consult with professionals as authorized by the Board.

4. Membership

- Chairperson appointed by the Board: Todd Snow
- Jim Kress, Sandy Point Long-Range Planner
- Building Committee co-chair Barb Shuey
- 1 to 3 Sandy Point residents selected by the Chairperson if deemed necessary
- Architectural Control Committee chair Kay Piotrowicz will serve as an advisor to the Task Force

5. Deliverables

- **Interim Report:** Summary of findings at the halfway point of the research timeline.
- **Final Report:** Comprehensive recommendation, including the following:
 - Detailed cost projections
 - Funding analysis
 - Top one or two locations where to build
 - Zoning hurdles and other anticipated challenges
 - Pros and cons
 - Potential or recommended vendors/builders
 - Suggested next steps
- **Presentation:** Formal presentation to the HOA Board at the conclusion of the project.

6. Timeline

- Start Date: March 10, 2026
- Target Completion Date: August 1, 2026

7. Dissolution

The Task Force will be dissolved upon submission of its final report and presentation to the Board, unless extended by Board resolution.

Board Resolution
Sandy Point, Inc.
Nondiscrimination and Anti-harassment Policy

WHEREAS, the Board of Directors ("Board") of Sandy Point, Inc. ("Association") has the power to adopt rules, as well as all powers reasonably necessary to exercise its rights and privileges under the Declaration; and

WHEREAS, the Association is committed to nondiscrimination and equal opportunity in housing; and

WHEREAS the Board wishes to ensure that Sandy Point is maintained as an environment free of discrimination and harassment;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of the Association hereby adopts the following nondiscrimination and anti-harassment policy:

- The Association will not tolerate any form of harassment or discrimination based on the following:
 - **Race/ethnicity, national origin, gender or gender identity, sexual orientation, age, familial status, disability, religion, or any other characteristic that is deemed a protected classification under federal or state fair housing laws.**
- Generally speaking, any form of behavior, conduct or communication which, in any way, disparages, demeans, harms, or discriminates against an individual based on race, national origin, gender or gender identity, sexual orientation, age, familial status, disability, or religion is prohibited and will not be tolerated. Examples include, but are not limited to, the following:
 - Jokes or negative comments about these characteristics
 - Lawn/property displays, symbols, reading material, or pictures containing negative or demeaning material relating to these characteristics, including electronic materials
 - Vandalism or "pranks" relating to these characteristics
 - Name-calling relating to these characteristics
 - Making threats which are specifically related to these characteristics
 - Punishment of or retaliation against a resident for complaining about harassment, including, but not limited to, any of the above

This Resolution was duly adopted by the Board of Directors on this 10th day of March 2026.

Sandy Point, Inc.

(aka Sandy Point Homeowners Association)

By: Lyn Berkebile
Lyn Berkebile
President

By: Kimberly Ebbs
Kimberly Ebbs
Secretary