

Minutes of the June 16, 2026

Meeting of the Sandy Point Board of Directors

Location/Time: 8092 RBDE / 6:00 p.m.

Board members present: Lyn Berkebile, Kim Ebbs, Barb Shuey, Joe Klein, Mona Stephens, Paula Saul, Kay Piotrowicz, Jay Moser

Board members not present: Nancy Shields

Additional Attendees: Jerri Guinn, Sandy Point Property Manager and Jim Kress, Long Term Financial Advisor. Julie Marsh, Sandy Point Homeowner (item #2 only)

1. Call to Order - Lyn Berkebile (5:58 p.m.)

2. HOA Property Management Office Task Force Update - Todd Snow, Task Force Chair

Task Force Members: Todd Snow, Barb Shuey, Kay Piotrowicz, Jim Kress and Honorary Advisor Julie Marsh

- Todd provided a verbal presentation, supporting handouts, and a visual walk-through of the pool / maintenance area to review the findings and research of the Property Manager Office Task Force.
- The handout included information on contractors utilized, facility requirements, and three office structure options with cost estimates for each. During the walk-through, Todd explained each option and its potential impact.
- Follow-up meetings will be held June /July timeframe.

3. Secretary's Report: Approval of April 14th Meeting Minutes – Kim Ebbs

Note: Lyn offered a clarification to the April BOD Minutes before approval, regarding the **Resale Assessment motion** in item #2. Revise the BOD Action paragraph in item #2 of the April BOD Minutes to read as follows:

- **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.
- **BOD Action:** The April minutes with the proposed clarification from Lyn were approved unanimously.

4. Management Report – Jerri Guinn

- **New Homeowners**
 - Deborah Roman (2928 RBDN), John and Shelley Newby (8008 RBDE)
- **Grounds**
 - New pool services by Aquatic Management of Indianapolis includes 7-day cleaning and testing of the pool which is required by Board of Health. Total cost for the year is \$9,885.00
 - Clean up of the Inlet will be done in July
 - Work on the Tennis courts will be done as long as they have more than 3 days of no rain. Hopefully by July
 - A new pad lock has been placed on the boat ramp gate. The old one went missing last week.
 - Rose paving completed work on North Drive, parking areas and streets
- **Homeowner Concerns**
 - Feedback received about garage sale was pretty lackluster in terms of turnout. Maybe we should consider not having it every year or not at all? Discussion around considering adding a questionnaire to the Newsletter or discuss at the Annual meeting.

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

- Sandy Point May 2026 Financial Reports: emailed to the BOD in advance for review
 - Monthly Expense/Reserve Fund Summary (Jim)
 - Treasurer's Report and Capital Improvement / Replacement Reserve Account Status (Paula)
 - 2026 Sandy Point HOA annual Meeting - October 22nd request approved to have the meeting at the H. Dean Evans Education & Community Center

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

- Projects Approved/In-Progress – 12
 - The BOD discussed the use of AlumaDeck as a potential material for decks and stairs, including its durability, maintenance requirements, and longevity. The discussion also included the development of standards for inclusion in the Homeowners Manual.
- Reviewing documentation to consolidate process
- Continue to submit ACC requests to (ACC.sandypoint@gmail.com)

BOD Action: Kay made a motion to approve the use of AlumaDeck, or a similar product, for decks and stairs. The Architectural Control Committee (ACC) will develop standards for inclusion in the Homeowners Manual (Appendix A – Architectural Standards/Rules/Regulations). Barb seconded the motion. The motion passed unanimously.

7. Building Committee Report (June Report) – Joe Klein & Barb Shuey

- The first phase of the RBDN resurfacing project is now complete
- Painting and siding projects are finally underway. A Painting contractor is being selected and will begin working on last year's backlog (approximately 5 units)
- Six new Maintenance Requests received since April meeting. Most were minor repairs on downspouts or lost siding and have been completed. The remaining open requests currently include painting, and two roof shingle/chimney repairs.
- Assessment of future siding and painting needs are being addressed by the committee now through the end of June
- Unfortunately, we received feedback that we weren't getting some maintenance requests submitted online. The Maintenance Request Form is now updated on the website and can be filled out and submitted directly to the Building Committee, including downloading pictures
 - Discussion was held regarding notifying homeowners through the Newsletter that if they previously submitted a Maintenance Request and no response has been received, they should contact the Building Committee directly for follow-up.

8. Grounds Committee Report – Jay Moser & Mona Stephens

- In response to a homeowner's request to the Grounds-Landscape Committee, the Board of Directors discussed establishing a policy regarding the use of artificial turf within the community. The discussion included considerations of durability, drainage, erosion control concerns, and the preservation of the natural environment.

BOD Action: Mona made a motion to prohibit the use of artificial grass on Sandy Point Common Ground including in dog runs. The motion carried with 6 votes in favor, 1 opposed, and 1 abstention.

- The standard will be added to the Sandy Point Homeowners Manual.

9. Review Open or Old Business

- Resale Assessment Project
 - The Board of Directors discussed whether it is appropriate to continue moving forward with the Resale Assessment Project, given the number of other active projects within the Board and the subdivision.

BOD Action: Mona made a motion to table the motion approved at the April BOD meeting regarding the resale assessment (referenced in item #3 above) and not include a reactivation date on the motion. Joe seconded the motion. Motion approved unanimously.

- The Board of Directors had a further discussion regarding the development of a Social Committee. Discussion included exploring new event ideas, identifying opportunities to expand community engagement, and reducing the workload of the Grounds Committee related to events such as the Pool Party and Brats Party. The Board also discussed whether this should become a standing committee. Barb Shuey will take the lead in exploring the formation of this committee and will report back to the Board.

10. New Business

- No new business

11. Announcements

- Eads Murray & Pugh Virtual Seminar, June 17, 2:00 PM Important Revisions to the Indiana HOA Act
- Drinks on the Driveway on July 17, Matt Brown & Cristina Melendez, 3118 RBDN

12. Adjournment

- The meeting adjourned at 8:41 p.m.

Submitted by Kim Ebbs (Secretary)