**SANDY BRAE HOMEOWNERS ASSOCIATION BOARD MEETING**

**April 9, 2018**

**Location: Lewes Library 6:00 – 8:00pm Small Conference Room**

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Meeting called to order at 5:55pm

Attending Board Members: Kathy Davison, Jay Abel, Lorie Seaman, Nick Pereira, and John Luzzi.

Absent: Nancy Hecker, Joanne Kempton, and Rusty Rodgers.

Two residents in attendance.

**PRESIDENTS REMARKS:**

Election ballots are slowly coming in. Very positive remarks from residents on the recent mailings and the use of the Sandy Brae logo in the letterhead.

Motion to approve February 12, 2018 Board Meeting Minutes by Jay Abel and seconded by Lorie Seaman; all approved.

**TREASURER REPORT:** Kathy Davison, on behalf of Joanne Kempton

* Financials presented from March 2018; details available upon request.
* Expenses’ running a little high but that is due to several mailings, annual meeting, and election.
* 19 homeowners are still overdue for 2018 HOA dues; 4 are on medical hold. Of the remaining 15, 7 are considered chronic unpaid residents, 2 of those are foreclosures; some of these residents owe dues dating back to 2011. ALL homeowners are aware that dues and fines must be sent in by the end of January.
* Motion to approve Treasurer Report by MaryAnn Jachym and seconded by Jay Abel; all approved.

**OLD BUSINESS:**

* Rental database still being generated. A new list is being created, as old one was not updated since 2011.
* Annual meeting; 261 mailings went out to residents on April 2. Thank you Lorie and to the mailing committee
* Betty Deacon is still securing details on a meeting for Sandy Brae residents with Pete Schwarzkopf and representatives from DelDot on specifics for the Plantation Road project.
* It is our understanding that 74 homes will be built on Shady Road, and has been approved. They will be built on a brown field, which is over the aquifer that supplies Sandy Braes’ water.
* Kathy is checking with government offices in Georgetown to see if she can acquire discounted water tests to be distributed at the annual meeting for residents to use.
* Resident database update seems to be current due to efforts of board, volunteers, excessive digging through old files and feedback from our website and Facebook.
* Lorie Seaman has advised that all Yard Sale signs are completed and will be placed up a week prior to our Yard Sale. An ad will be placed in the Cape Gazette, and flyers will be posted in supermarkets, library, post office and anywhere possible to promote our sale.

**NEW BUSINESS:**

* We will release a summer newsletter once a new Board has been elected. We are encouraging residents to add articles, as well as our own Board. It will be part of the Annual Meeting wrap up mailing.
* Beautification project is in effect, and team is working on placing some annual plants around Sandy Brae signs. An investigation into solar lights to lighten signs was deemed as expensive and is a considered a thief issue as well. Suggestion for reflective paint and taping may be an alternative.
* Suggestion to add signs to our community sign so it is clear to anyone that there is a HOA. Kathy to check on costs.
* There is a home on Postal Lane that is violating our covenants and zoning by having a full business run from their residence. Planning & Zoning has been notified and visited the location. They were issued fines accordingly. The owner is applying for a variance. Owner is aware of the violation. They are unwilling to close their business. Thereby the residents of Sandy Brae are strongly encouraged to attend the hearing once posted to stop this variance application from being permitted. Once the Board finds out the specific date, we will send an email blast to all residents, post to our website, and post on Facebook as well.
* Several homes were cleared of previous violations this month.
* The DE Constable has visited one home this month and ordered resident to clear their backyard of debris.
* For our Annual Meeting, an information table will be set-up. Coffee and light breakfast foods will be served. We are looking for any volunteers to help greet residents and other various needed tasks. Please contact us 682-3986.

**ARC Report:**

* There were 4 ARB’s submitted this month, which was approved, and residents are underway with improvements.
* 6 violation letters were sent to residents for various issues with the exterior of their homes.3 complied and 3 did not; second letters will be sent to those in non-compliance.

**Website Report**:

* Website and Facebook have been active sending announcements, local events, yard sale notifications and other important resident information.

**QUESTIONS FROM RESIDENTS:**

* Randy Marshall addressed his desire to review the 2016 votes for covenant changes. Again, the Board has agreed to this review and we are waiting Randy’s confirmed date.

General Meeting adjourned at 6:55pm

An executive session was held with the Board members following and adjourned at 7:45PM.