

SANDY BRAE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 18, 2014

Meeting held at AmericInn and called to order at 7:00pm

Board Members present – Bob Daniel, Betty Deacon, Nancy Hecker, Barry Staebler, and Cathy McCallister (Solutions Property Management)

Seven Sandy Brae residents were in attendance.

The meeting was called to order and Bob Daniel introduced the Board Members

Cathy McCallister reported on her discussion with our Lawyer and that the language in our covenants about out buildings. The Lawyer advised that the buildings can be detached. Bob Daniel advised that Barry Staebler will draw up a policy on sheds for Board approval.

Two inspection letters have been issued for 2 different properties. The owners asked for 30 days to complete the cleanup of the properties cited in the violations and the Board approved.

Cathy McCallister raised the issue of changing the due date for annual assessments. Current policy is that they are due by the end of March. Cathy has concern about cash flow if we continue to have several snow storms the beginning of the year. Bob Daniel suggested that we introduce this change in the next newsletter and that we discuss at Annual Meeting in June.

Bob Daniel announced the Boards decision to begin meeting every other month unless an emergency comes up. Therefore, the next meeting will be April 15.

Bob Daniel announced that the yard sale will be moved from Mother's Day weekend to the following weekend. Therefore this year it will be held on May 16 and 17 from 8am till 3pm.

The Annual meeting will be on Saturday, June 7 at 10am at Beacon Middle School

The proposed budget for next year will be included in the next newsletter.

Betty Deacon and Bob Daniel reported on the Cedar Grove and Postal Lane realignment. A DELDOT representative reported that the beginning of the project may not begin until the fall of 2014, but probably not until 2015. They have run into some problems with unforeseen utility issues.

Betty Deacon discussed the status of the RV Park on Cedar Grove Road. Council President Mike Vincent has stated that he needs to read through all the testimony in the file before he puts it on the agenda. This issue will probably not come up for a vote until April or May.

Shellie DiLauro, Jay Able, and Stanley Jachym addressed the Board concerning various issues, including the Shed policy, proper enforcement of the covenants, and the Board responding to issues brought up by residents attending the Board meetings.

The meeting was adjourned at 8:05pm

Next meeting is Tuesday, April 15, at 7pm at the AmericInn