



## SANDY BRAE HOMEOWNERS ASSOCIATION 2019 ANNUAL MEETING

**Date: June 15, 2019**

**Location: Lewes Library @ 9:45AM – 11:00AM**

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Meeting called to order at 10:05AM

Attending Board Members: Kathy Davison, Lorie Seaman, Nick Pereira, Joanne Kempton, Rusty Rodgers, John Luzzi, Shellie DiLauro and Maryann Jachym. Absent: Jay Abel.

31 property owners in attendance including Board. 39 proxies received

Coffee and donuts were served.

Motion to approve the 2018 Annual Meeting Minutes made by Jocelyn Kaplan; Terri Glaser seconded. All in favor.

**PRESIDENTS REMARKS:** Kathy Davison

The Board was introduced, and thanked for their recent efforts. Apologizes were made for the absences of our guest speaker from Troop 7.

- Discussion of recent issues/changes in community, that were suggested by Troop 7:
  - Fences & shrubbery installed to limit walk and bicycle traffic through the community from strangers on Mulberry and Juniper
  - Fixed the old pasture fence on Birch

**TREASURER REPORT:** Joanne Kempton

- Budget of 2019 was discussed. Details were distributed to residents with their agendas. Some reasons for current deficit are:
  - Snow removal has not been disbursed yet.
  - Insurance paid in full for year
  - Legal fees
- As of this date, 6 residents remain unpaid for 2019 dues out of the 259 properties. 2 are still unpaid from 2018 or previous years. Fines, liens, and wage garnishments continue.
- By end of June 2019, properties in violation will have respected liens placed for non-payment of outstanding fines and HOA dues.
- We are going on our 2<sup>nd</sup> year without a management company.

**COMMITTEE REPORTS:**

- Website
  - Adding photographs of actual Sandy Brae homes
  - Email blasts are sent to verify emails.
  - Do not unsubscribe – this is the Boards way, and most cost-effective way to communicate with residents



## **SANDY BRAE HOMEOWNERS ASSOCIATION 2019 ANNUAL MEETING**

### **Mailings**

- There have been 12 mailings since the last annual meeting; 6 were sent to all properties. The other 6 were only sent to select properties within the community. There are 259 properties, and 253 residents.
- We are happy to state that the current database is 100% accurate for owners, and 90% accurate for renters (27).

### **Architectural Review**

- AR Form updated and sent to all residents; available on website. Scaled down and now easier to access and complete.
- Must use AR form for any work on the outside of the house. Approval good for one year
- In the past month, Board received 26 AR forms. This indicates alt going on in the neighborhood improvement-wise. Discussion on the AR form process.

### **Violations**

- Board is reviewing and discussing possible amendments to covenants 15 and 16 to put stronger language into enforcement.
- Board members rotate and perform weekly drive-arounds to see any violations. Explanation on the process for issuing a violation

### **UNFINISHED BUSINESS:**

- Troop 7 was not in attendance.
- If you see something in the community that isn't right, feels wrong or is illegal call Troop 7 immediately do not wait. Insist they take a report.
- Troop 7 has stated that Sandy Brae is a relatively safe community.

### **NEW BUSINESS:**

- Please do not opt out of HOA emails – this is the most efficient and cost-effective way to communicate with all residents. We reach all renters and property owners in this manner.
- Spring Yard Sale: 36 homes participated; Friday 10 homes and Saturday 26 homes.
- From June 2018 to June 2019, 11 properties and 1 lot have been sold. Average cost \$256,967; that's \$1600 more than last year. Continuing to improve your properties will increase property values overall. This year homes sales affected by 2 sheriff sales.
- The entrance signs are 12 years old and starting to show their age. The Board will have a committee to replace or update the current signs. There are currently 8 signs; 2 at each of our entrances. We will be forming a committee for anyone interested in serving on it, please reach out to us by email.



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### **QUESTIONS/STATEMENTS FROM RESIDENTS:**

**Members of the Board answered all questions from the residents where needed.**

- *Resident Comment:* Thank you for the great forms and increase in communication through the newsletters, e-blasts, and website.
- *Resident Comment:* There is an abundance of cigarette waste on the streets.
- *Resident Comment:* There are too many speeders in the streets, and the speed limit should be lower..
- *Resident Comment:* An increase in wildlife activity.
- *Resident Comment:* What is being done about residents that continue to park huge professional trucks and dumpsters in their driveway.
- *Resident Comment:* I have seen what I believe to be a drug deal taking place on the street in front of my house
- *Resident Comment:* Are there any open lots currently for sale in the community
- *Resident Comment:* People not picking up after their dogs is still an issue

Meeting adjourned at 11:00AM.

***Residents were thanked for attending.***