

SANDY BRAE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 14, 2019 6-8pm Lewes Library

Minutes

Meeting called to order at 6pm

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

No residents were in attendance.

A motion was made to approve the minutes from the September 2019 Board meeting by Joanne Kempton and seconded by Jay Abel all were in favor.

President Remarks (in executive session)

Treasurer Report:

- September financials were presented. Motion to approve by Lorie Seaman seconded by Maryann Jachym all were in favor.
- Update on unpaid 2019 dues: 4 property owners have not paid their 2019 dues and 2 residents have not paid 2018
- Update on status of all lien placements and status on next set of liens and wage garnishments: Three residents are ready to have liens placed for non-payment of fines from violations. There is a total of 15 violations with fines.
- Discussion on 2020 Budget: Treasurer Joanne Kempton emphasized that since the Board did not pass a dues increase in 2020, the income is now defined; you cannot depend on the revenue from fines or legal fees recovery to increase revenue. We need to look at costs that once were covered (i.e. snow removal) and legal fees as possible stable items in the 2020 budget. After the election, an audit will need to be done, we want to buy new entrance signs, the area around the pumping station will need to be trimmed and cleaned out in 2020, and grounds maintenance fees have increased. We are projecting 2020 income to be the lowest in years. 2020 HOA budget, once approved by the Board, will be mailed out to all residents with the annual dues invoice.

Old Business:

- Fall Newsletter compliments: received lots of positive feedback on last newsletter. Older residents without email appreciate it being mailed to them. New renters liked being included in getting it via email.
- Fall Yard Sale participation numbers – Lorie – Friday 20 houses and on Saturday 24 houses. Very well attended especially on Friday.
- AR window sign – final design and approval - Jay

New Business:

- Final discussion on 2020 Snow Plowing bids – Joanne-called 3 companies Emerald Lawn & Landscaping got the bid for 2020 snow plowing. Plowing and salting of entrance ways will begin at 4". Snow stakes will be put out in the community just like last year.
- Final 2020 annual dues letter presented: final letter approved and mailing the week of November 16,2019
- Final approval on 2020 annual mailing: Going to have several pieces again this year to save on postage and one of the letters will be the official result of the proposed amendment voting.
- 2020 Common area grass cutting bids: Going after 3 additional bids as current vendor had a 12% price increase from this year.
- Tabulation Committee for amendment return counting: 109 have been received so far. October 31 is deadline date for responses to the proposed amendment vote. Committee will meet the week of November 3 to count returns.
- New animal issues: Board is receiving complaints again about residents not picking up pet waste, dogs running the community off leash, aggressive dog behavior, and observations of animal neglect. Recommendations have been made to address these issues at the annual meeting.
- Common area tree removal: getting 3 bids for 3 dead trees to be removed

Violations:

1 email of concern

4 phone call discussing neighbor complaints

16 violations

AR Forms:

6 forms were presented and approved

EXECUTIVE SESSION: 6:45pm

ADJOURNED: 7:40pm