



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– December 13, 2021

Location: Meeting held via ZOOM

Meeting called to order at 5:59PM

Board Attendees: Kathy Davison, Joanne Kempton, Lorie Seaman, and John Luzzi.

Approval of the October Minutes: Motion by Lorie Seaman, second by Joanne Kempton all in favor.

President Remarks: We are hopeful that come 2022 more residents will join the Board and help support our rapidly growing and changing community. I want to thank all the residents that have helped the Board, in one way or another in 2021; it was truly appreciated. And a very special thank you to Joanne Kempton, John Luzzi and Lorie Seaman who have taken on additional responsibilities to keep the business of running the HOA going. I will never forget their dedication and positive attitudes when we were all stretched very thin. May 2022 bring good health, happiness, and peace to all residents. And remember, always be kind.

Treasurer Report: Joanne Kempton

- Review of November Financials, which can be found on our website. Motion to approve Lorie Seaman; second by John Luzzi: all in favor.
- Resident with unpaid dues was discussed. Only one resident continues to have open fines and unpaid 2021 HOA dues.
- Two residents (one mentioned above) continue to have open fines. One resident is discussing payments to clear for 2022. Other has yet to respond to any notices.
- For the 2022 HOA dues, 121 residents have already paid, almost half the residents (48.6%).
- For 2022, the rental forms have started to come in. We have 34 rental properties and have received 14 forms to date.
- We are in contact with our vendor for snow removal and hope to have stakes placed soon in case of snow.

Old Business:

- Discussion on the current "Road Project" along Maple, Oak, and Hickory. We have received update from DelDOT and will send an email blast to residents this week. The work seems to be progressing nicely.
- The update from the Covenant Review Committee, Lorie Seaman notes that it is progressing well, and final review should be completed by months' end. This will then be submitted to the Board for final review, questions, and approval and then the Attorney. The Committee's goal is to have it out to the residents by March 2022 for final vote. The changes and additions proposed will improve and modernize the way the HOA does business and better define the content in some of the existing Covenants. Our HOA must be future focused. It is imperative that every resident vote! Nothing can pass without 131 yes votes per item, which is asking a lot. If that number per item is not reached, the Covenants remain the same, which would be most unfortunate.



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New Business:

- Discussion on pricing sent from DelDot for repairing all the roads in the third section and all of Beech Drive. These roads were the number two and three areas of most concern for repair from DelDot. The Board is still discussing how to fiscally cover these costs and has unanimously decided to explore further ways of paying for this without tapping into our savings. The cost is almost \$49,000. We are reaching out to Pete Schwartzkopf and Ernie Lopez again. A resident, Angela Hayes, has done research and gotten us some names and numbers at DNREC Stormwater and Drainage to call; they might be helpful with funding in the third section.
- The cost for mailing the 2022 dues invoices was \$262.80. Hopefully, if email notification is approved, we can be saving a portion of this sort of cost.
- December community dive around was performed by Kathy. One new violation found; letter sent.
- 2022 Board meeting dates, times, and location were discussed and was agreed to stay in the Lewes Library for 2022. Kathy will contact the library to secure the dates. We will remain at the second Monday of every month. **The annual meeting will be June 18, 2022.**
- **January 2022 meeting will be held on January 13, 2022; please be aware of this one-time change.**
- The updated 2022 renter welcome letter and form, resident welcome letter, and AR form were all updated and approved. John has updated them on the website for easy access.
- Resident and Renter database will be updated as needed and final will be sent to Board members January 2022.
- “Operation Porch Light” post and eblast for safety concerns over petty thefts in the community were sent and posted. There have been a few car break-ins in the community, and we have alerted the residents through eblast and Facebook. We ask residents to be diligent especially during the holiday season.
- Property behind Elm Lane sold – will be developed residents notified accordingly. Kathy has been in contact with the new owner; settlement on that property is mid-December. There still seems to be issues with intense lighting from the strip center effecting homes on Elm; Kathy is working with developer to resolve. So now both ends of Elm Lane will have future business.

Violations:

All violations or issues of concern were resolved from October and November. 4 letters of concern sent in early December.

AR Forms:

- 18226 Oak – repave of driveway
- 34244 Beech replaced shingles on roof
- 18124 Elm – install arbor above garage door
- 34381 Postal Lane – shed installed
- 34097 Beech Drive – extensive removal of trees

Resident Feedback:

2 emails asking Board to consider Pay Pal, Venmo, etc. for paying annual dues; 1 email asking for some explanations on the 2022 budget; 1 email thanking the Board for doing the ongoing road repair.

Adjournment: 7:10pm