



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– January 13, 2022

Location: Meeting held via ZOOM

Meeting called to order at 5:56PM

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

Approval of the October Minutes: Motion by Joanne Kempton, second by Lorie Seaman; 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. Thank you to the residents that sent holiday cards and greetings via email to the Board.

Treasurer Report: Joanne Kempton

- Review of December Financials, which can always be found on our website. Motion to approve Lorie Seaman; second by John Luzzi; all in favor.
- Residents with unpaid dues were discussed. Only one resident continues to have open fines and unpaid year of HOA dues.
- Two residents (one mentioned above) continue to have open fines. One resident is discussing a payment plan to make restitution for 2022. Other resident has yet to respond to any notices.
- For the 2022 HOA dues, 30 residents are unpaid at this time. E-Blast will be sent this week out to remind residents of the deadline and also notice of fines for lateness. Board has not been contacted of any special needs or situations, so by January 31, all dues ought to be in.
- For 2022, the rental forms have started to come in. We have 29 rental properties going into 2022 and all owners but 2 have sent forms in..... that is a new record!
- For residents texting about late payment of dues, unfortunately, your identities were not known. However, text responses were given to address payment due dates, amounts, and fines etc. Please do not text the president with important information without identifying yourself.

Old Business:

- The update on the “road project”: We have great news! Peter C. Schwartzkopf (DE Speaker of the House) has contacted Senator Ernie Lopez, and they both have agreed to fund Phase 2 of our road project except for \$10K. Sandy Brae HOA would need to contribute to that amount so that the project can move forward. The Board voted unanimously to give the funds needed to complete Phase 2. Phase 2 of the “Road Project” covers all of the repairs for the third section and all of Beech Drive. The total cost of this project is almost \$40K. This is a great achievement for our community. We are thinking for our annual meeting to invite Pete and Ernie to have the community acknowledge their contributions and support. Special thanks to resident Betty Deacon and Terri Glesmann for their continuing efforts to reach out to our representatives on our road issue; it really really helped.
- The update from the Covenant Review Committee: Committee work is about completed with their review of the bylaws and covenants. The proposed changes and updates have been sent to our attorney for initial review. Committee meets with him on January 20. Huge thank you to Barbara Brewer, Helena Hannah, and Co-chair Lorie Seaman for all your committee work since mid-September.



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– January 13, 2022

- The Lewes library meeting room will be held for all upcoming and annual meetings. We currently have the room booked till June 2022. With the current COVID restrictions, we will go month to month to decide if Board meetings will go back to ZOOM. This will be posted to website as soon as determined for safety of community and Board.
- The HOA Board Election Letter went out earlier this week. We hope that residents will step up and volunteer. Our Board is a working Board and resident's time, and talents are needed so we can continue on as a resident run Board.
- Update from the Social Committee: the "Christmas Trees for Goats" was a huge success almost 60 trees and the goats love us! We have a few events in the works for the 2022 calendar:
 - Social Happy Hour at Shrimpy's – details forthcoming
 - Halloween Stroll – information will be sent closer to the date
 - Cups & Cone Truck will definitely be coming around starting in May- September, third Wednesday of the month, 6-7PM to sell their delicious ice cream in a designated location in Sandy Brae. Details soon!

Any residents with further suggestions on possible social community ideas should contact the Board.

New Business:

- The January drive around was completed between Kathy Davison and John Luzzi. 9 violation notices and letters of concern were sent out to appropriate homes.
- The Winter newsletter should be completed and sent out by mid-February. Any resident wishing to contribute should contact the Board.
- Any existing 2021 Architectural Review Applications (ARA) were reviewed and 4 were rolled over to 2022.
- Discussions of repair on the fences on end of Locust and Jupiter. At this time, the fence on Locust will remain as is till Board can determine cost effective way of repairs. Juniper fence is fine so far.
- Discussion on damage during the recent snowfall to certain properties. We are speaking with our vendor and hopefully they will take responsibly for repairs. This will be an ongoing topic till settle. Payment is being held till the situation is settled. Due to the speed in which this storm hit us, they were not able to get the snow sticks down; they are now up for any more potential storms this season. Let's hope not!
- Kathy attended the HOA Leader Seminar. The biggest takeaways that were shared from other communities were as follows:
 - Cyber Safety
 - COVID
 - Maintaining Good Funds
 - Ways of not having a community age out
 - Board burnout

Violations:

All previous violations or issues of concern were resolved but for one by the end of December. 9 violation notices/letters of concern were sent out in December.



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– January 13, 2022

AR Forms: None.

Resident Feedback:

1 email with road work questions and 1 resident asking to make flyers we send smaller in the email. 3 emails on idea for Christmas tree and goats.

Adjournment: 7:03pm