



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– February 14, 2022

Location: Meeting held via ZOOM

Meeting called to order at 4:00PM

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

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

President Remarks: So many good things and changes are happening in our community, we were hoping for more residents to step forward and join the Board. We are all busy, we have work, kids or families, trips planned, home improvement projects, etc., but in order to maintain and improve the look and appeal of Sandy Brae, this Board needs more residents to help. And if Board work might not be for you, ask us about helping on a committee. Help make future changes happen and keep property values up.... join the Board.

Treasurer Report: Joanne Kempton

- Review of January Financials, which can always be found on our website. Motion to approve Lorie Seaman; second by Kathy Davison; all in favor.
- Resident with unpaid 2021 & 2022 dues was discussed. Only one resident continues to have 2021 unpaid fines and unpaid years of HOA dues. We continue to move forward in the fine process as outlined in the Covenants.
- For the 2022 HOA dues, 12 residents were unpaid as of January 31 and 8 unpaid as of today. Board has not been contacted on any special needs or situations on these remain residents.
- For 2022, we have 29 rental properties and all owners have sent forms in.
- 2022 Common Area mowing, and landscaping contracts are signed.
- We budgeted \$2,000 for snowplowing and so far, have spent \$4,300. Our Treasurer will submit, by June 1, all our expenses to the State in hopes of getting half that reimbursed.

Old Business:

- Update on the “road project”: Phase 1 has some definite issues and a punch list has been turned into DelDot late January. As to Phase 2, as soon as we have details on a start date, we will send out communication to the entire community. We ask all residents to have patience as these phases roll out.
- Update on the Covenant Review Committee: Final draft was sent to the attorney for review and sent back with his suggestions and comments. The CRC met to review that document and will meet for the final time the middle of February. The goal is to have a document for presentation to the Board by April.
- Update on the Social Committee: “Meet & Greet Nite” is on the books for March 24 from 5-7pm at Shrimpy's. Board will purchase door prizes. Cup-R-Cone ice cream food truck is coming to the community May 18, June 22, July 20, and August 17; they will be parked at the corner of Dogwood and Linden.
- 2022 Library Meeting Rooms: If for some reason we cannot or do not meet in the library, that fee is put towards future meeting dates.
- Update on HOA Board Election: we received one nomination form to join the Board. Ballots will be sent out in April and an Election Committee will be formed. If you wish to be on that committee, contact the Board now via email.



SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– February 14, 2022

New Business:

- The January drive around was completed, and 3 letters of concern were sent.
- The Winter newsletter received lots of positive email comments on its' contents and appearance.
- Annual Meeting is June 18, 10am-noon, at the Lewes Library. We invited guests to thank them for their help in getting financial assistance to get our roads repaired. We hope they can attend.
- Discussion on all the projects that are involving the HOA attorney.
- Board vacation dates were discussed so a plan can be made to handle the workload since there are only 4 Board members. Due to overlapping vacations, the June 13 Board Meeting might be nixed to after the annual meeting.

Violations:

9 violation notices/letters of concern were sent out in December and all but 3 fixed the issues.

AR Forms:

34216 Beech Drive: sunroom and deck addition; replace first deck, patio, and sidewalk. Extensive tree removal.

Dumpster on site

34101 Juniper: replace front door, install new roof, extensive landscaping. Dumpster on site

34111 Juniper: extensive tree removal

34527 Maple Drive: dumpster on site for kitchen remodel

34097 Beech Drive: replace side of driveway and sidewalk with pavers

34080 Beech Drive: fence installation

Resident Feedback: 2 emails of appreciation.

Adjournment: 5:12 pm