



## SANDY BRAE HOMEOWNERS' ASSOCIATION Board Meeting– April 11, 2022

**Location:** Meeting held via ZOOM

**Meeting called to order at 6:03PM**

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

**Approval of the March Minutes:** Motion by Joanne Kempton and second by Lori Seaman all in favor.

**President Remarks:** Very excited about the response from our first community “Meet & Greet” and look forward to having another one soon. Special thanks to Social Committee, Tim and Lora Sherman, for all their work on the event. Look for more things coming from the Social Committee like **the famous homemade ice cream truck, CUP R' CONE will be here May 18 from 5:30-7pm at the corner of Dogwood and Linden on the vacant lot.**

Very sorry to have to send out the communication about dog poop, but it has become an issue here in our community and the behavior complained about is unacceptable. **We are going to look into getting more and bigger “pick up your dog waste” signs**

**Treasurer Report: Joanne Kempton**

- Review of March Financials, which can always be found on our website. Motion to approve by Lori Seaman second by Kathy Davison all in favor.
- Residents with unpaid 2021 & 2022 dues were discussed. Only one resident continues to have 2021 unpaid dues and fines. We continue to move forward in the fine process as outlined in the Covenants. The Board has offered to meet and come to a resolution with this resident, but they have not responded.
- For the 2022 HOA dues, 3 residents are still unpaid as of today
- Snow removal information was submitted to the State last week. Hopeful for at least half reimbursement as we had a big snow removal bill this year.

**Old Business:**

- Update on “The Road Project” Phase 1 and 2: Email notification was sent out to all residents we have email for. Received several thank you replies.
- Update on the Covenant Review Committee: Meeting our attorney on April 12 to present final draft of part 2 Covenant changes for his final review. Part 1 of the changes will be mailed May 21 to the community for vote. This year we have added sending your ballot via email and bringing it to the June Annual Meeting. Part 2 will be mailed in late June.
- Update on the Social Committee: Working on next idea. Looking at Cape Water Tours, night at Lefty's, and movie night. Got other ideas?? Send to the HOA email for the social committee.
- Update on HOA Board Election: There will be a mailing sent on April 22 with Board nominations due back May 23. New Board will be announced at the annual meeting on June 18 at the Lewes Library.
- Update on Techno Goober: Our website cleanup and refresh were completed.
- Update on Yard Sale: Logistics and responsibilities reviewed, and ads placed in the Cape Gazette.
- Attorney Updates: Discussion on status of one resident with outstanding violations and a final solution plan was approved.



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### **New Business:**

- The March drive around was completed, and letters of concern were sent as needed. Biggest concern is the number of untagged and junk vehicles parking in driveways.
- Snow markers being removed this month. Thank you to all the residents that helped in that effort since we could not get the snow removal company to reply to our removal requests.
- Annual Meeting is June 18, 10am-noon, at the Lewes Library. The logistics will be discussed at May board meeting.
- We have several new homes up for sale and we have hit the highest listing ever for \$450,000
- Board member vacations discussed as there are several overlapping dates this summer. Responsibilities discussed for this situation.

### **Violations:**

Four violations noted and notices sent.

### **AR Forms:**

- 34020 Mulberry -replace fence
- 34101 Juniper - extensive tree removal work
- 34085 Mulberry – replace baffle on roof for awning replacement

**Resident Feedback:** no topics or questions submitted for discussion

**Adjournment: 6:50PM**