



Sandy Brae Homeowners Association Annual Meeting

June 18, 2022 Lewes Library 10am-noon

MINUTES

Recording residents attending: 53 proxies received 30 homeowners in attendance Missed quorum by 4 homeowners

Housekeeping announcements: handouts available, please wear a name tag, silence cell phones, and please save all questions till the end except for ones dedicated to the financial presentation. We will be using a PowerPoint presentation today.

Call the meeting to Order and Introduction of the Board: each Board member was introduced and what responsibilities they have. Tim Sherman Social Committee chair was introduced as well as newly elected Board member Helena Hannah.

Approve the 2021 Annual Meeting Minutes: motion made by Joanne Kempton seconded by Lorie Seaman all in favor. Those minutes were posted on the HOA website last year.

Introduction of special guests and presentation: Unfortunately, house Speaker Pete Schwarzkopf and Senator Lopez were unable to attend. Their framed certificates of appreciation were shown to the meeting attendees and will be mailed to them next week.

Officer Reports:

- **President: Opening Remarks:** Kathy Davison welcomed everyone and explained that according to Roberts Rules of Order, this meeting will not be officially adjourned as there will be one remaining piece of business, the ballots for the Covenant Change Part 1, because 131 or more envelopes from homeowners have not been received. This meeting will be officially adjourned on July 11, 2022, which will also be the extended deadline to send in these ballots. She instructed Secretary, John Luzzi, to send out a reminder email to this point on Sunday if possible. Kathy then reviewed the list of accomplishments to date and made a plea for more residents to join the Board or a committee.
- **Treasurer:** update on 2022 financials and YTD Budget vs Actual. Joanne Kempton went into detail about the YTD budget. There was a suggestion from the floor to investigate using Venmo to pay dues. Joanne reminded everyone the financials are always posted on the website. After 5 months, the HOA is doing very well managing expenses as we have not had to move money from our money market account for operating expenses and still have \$65K in our combined bank accounts

Committee Reports:

- **The Roads Project – Phase 1 and Phase 2 updates:** Phase 1 although completed will be inspected 2 more times for additional repairs. Phase 2 ought to be complete by the end of the month and will follow the same protocols of inspection. Thank you to all the residents for their patience and cooperation during this time of repair. Phase 3 the HOA is waiting for that list of remaining streets and cost from DelDot; these are any remaining streets in need of repair only.
- **Covenant Review Committee:** Chair Lorie Seaman gave a detailed report of who is on the committee and of the process of how we got to Part 1 of voting and that hopefully, Part 2 will be mailed in July. Lorie thanked residents Barbara Brewer and Helena Hannah for their work and dedication to the committee.
- **Architectural Review:** Kathy Davison explain how long the AR form has been in existence, why we need it, and that every year it is reviewed and tweaked to be more efficient and shorter.
- **Social Committee:** Chair Tim Sherman gave a run down of events planned and some additional ideas the committee is exploring. The ice cream truck comes next week and the next community “meet&greet” is July 11 at American Classic Golf Café on Postal Lane. Tim was soundly applauded for he and his wife, Lora, efforts on getting this committee up and gong.

New Business:

- **2022 Board Election results and discussion on community participation:** only 77 election ballots were received and out of those 3 were unqualified. Kathy Davison spoke to the lack of participation in terms of the response rate and the residents applying to be on the Board. There was discussion on what happens when every member of this new Board term expires next June, the possibility of a property manager or property management company, and what was seen as the benefits of a resident run community vs the expense and not understanding the community from a property management company.
- **Electronic communication is HOA primary means of reaching the residents and renters:** John Luzzi used a PowerPoint presentation to show an analysis of the amount of engagement from residents in opening just the emails sent for the last three months with the link for the monthly Board minutes. This to illustrate the critical point only 25 % or 64 people are opening those emails. This is not good. This is why residents say they don't know what is going on in the community. You want to know what's going on open the emails. Floor agreed the communication flow from the board to the community is very good. Discussion on how to increase this participation with suggestions of using texting.
- **2022 Spring Yard Sale participation:** 17 homes on Friday and 23 on Saturday. Suggestion was made for 2023 to check in with surrounding communities to try and have our yard sale the same weekend to increase sales traffic. Fall Yard Sale dates discussed.
- **Number of homes sold in Sandy Brae from June of 2021 till June 2022 and average price:** Kathy Davison presented a report from resident and real estate agent, Jessica Harrison REMAX, on the residential sales in Sandy Brae from last June to this June. Only one private sale was not included. Record listing of \$450K record sale of \$440K. 12 days is median amount of time house is on the market. Median list price is \$399K. Median closed price is \$390K. Jessica gave insight to current market situation and selling points.
- **Update on the proposed commercial buildings at the corner of Elm and Beech and behind the Maple Lane dead-end.** Kathy confirmed the property at the end of Elam is owned by Preston Automotive Group. The Board is in communication with the owners for both parcels.

Open the floor for questions from the residents:

What can be done about vehicles speeding in the third section? Can we add more speed signs? DelDot has already added speed limit signs to the community.

Are we under Delaware Title 25? We are not as our dues are not \$600 and above.

Resident ask for our attorney's name and number.

Adjourn: The meeting was not adjourned because of the open piece of business, the Covenant Change ballot, and will remain open till July 11 in an effort to have more residents send in their ballots.