



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

September 11, 2023 5:30-8pm ZOOM

Meeting Minutes

Call the meeting to order at 5:40pm

Approval of the August 2023 Board meeting minutes: Joanne made motion to accept Lorie seconded all in favor. Motion passed

President Remarks

- Moment of silence in remembrance of 9/11
- October Meeting: Joanne made a motion to have remaining 2023 Board meetings by zoom and not go month by month. Lisa seconded all in favor. Motion passed. Residents can send questions/concerns they want the Board to address at the Board meetings via email to the HOA email.
- Sending letters and fliers for Board review: Kathy ask directors to be extra diligent when reviewing letters, fliers, newsletters, etc. for errors. With so much going on, we need more input before sending to residents.

Treasurer Report:

- Present August financials: Lorie made a motion to accept Lisa second all in favor. Motion passed
- Update on any 2023 remaining unpaid dues and unpaid violations: 1 resident still owes 2021, 1 owner still owes 2022, 4 residents still owe 2023. 7 residents owe fines. Liens and wage garnishment processes have taken place.
- Update on actions taken by attorney: AirBNB, renting rooms; subletting; wage garnishment letters: Kathy will be contacting the attorney on Tuesday for final rundown
- Discussion on 2024 Annual Dues: After discussion on increased costs for 2024 the Board voted unanimously not to increase 2024 dues.
- Update on any 2024 snow plowing companies that responded: Joanne has not received any return calls to hire a snow plower.
- Discussion on the two Elm Lane properties: After a lengthy discussion, the Board unanimously voted to fine the owner of 2 properties and to contact the attorney in reference to the other property for further handling.

Old Business:

- Follow- up discussion on options explored for stop signs – Lisa & Joanne: They presented a device that would be solar powered and attach to the bottom of the stop sign. 5 cost \$425. Motion was made by them to purchase seconded by Kathy all in favor. Motion passed.
- Final discussion on how to establish Pet Photo tab on community website: Kathy spoke to Techno Goober about what is technically needed required to do this and it will be launched later this year.
- Continuing update on 2 new homes to be built on Dogwood: nothing new to date but anticipate the utility companies to be in the neighborhood and a well drilling company in the very near future.



- Update on Social Committee events: Final Cup-R-Cone Nite, School Supply Drive, Community Meet & Greet Nite, Halloween Stroll: Board has seen and approved all the fliers to promote each. School Supply Drive was a huge success and unfortunately Cup-R-Cone had to cancel the 9/13 visit due to mechanical issues. Halloween Stroll will have our favorite food vendor at the end of the walk again. Looking forward to another community “meet&greet” at American Classic Golf.
- Follow up to discussion on contacting DelDot to review road repair Phase 1 &2: After three attempts, Kathy has not had any response from the 2 DelDot people in charge of our projects about when they will be returning.

New Business:

- Discussion on adding two categories to the General Policies: Helena was ill and unable to present the proposed language concerning the use of profanity. Lisa to follow up on that. Discussion on 2 other additions were postponed till next month.
- Final discussion on September Yard Sale logistics- Lorie: Everything is out and ready to go! Lisa and Helena will count. Fingers crossed for good weather and good participation!
- Final discussion on September newsletter: Print Coast2Coast will have final proof after the Yard Sale weekend.
- Report on meeting with Techno Goober: Very helpful explaining our technical issues.

Violations: 3 ongoing violations remain- fines continue and no communication/response from those residents continues; 1 violation notice against covenant #12; 2 violations sent against covenant #10; 4 calls about burglary into house on Maple; 1 phone call about parking on front lawns; 1 violation for running AirBNB

AR Forms:

- 34229 Dogwood - paint shutters, garage door, front door, window frames
- 18342 Pine - tree removal
- 34315 Beech – basement door repair
- 34079 Willow – extensive tree removal
- 18449 Cedar – new roof
- 34037 Birch – new driveway
- 34147 Beech – new front door
- 35415 Maple – ongoing bio-hazard clean up; dumpsters
- 34229 Dogwood – debris bagster
- 34206 Beech Drive – extensive tree trimming
- 34804 Mulberry – new roof and trailer in driveway for interior debris removal
- 34058 Mulberry – new roof
- 34176 Beech – new patio and new deck

Resident comments 1 email about drone usage in the community; numerous emails about the animal cruelty case and its’ follow up; 4 calls of complaints about Spruce Dr rentals property noise, smelling weed, loud music; 1 email about why posts on community Facebook page need approval first; 1 email about another AirBNB in the community

ADJOURN: 7pm