



SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

October 9, 2023 5:30-8pm ZOOM

MINUTES

ATTENDEES:

Kathy Davison
Joanne Kempton
Lorie Seaman
Helena Hannah
Absent – Lisa George

Meeting called to order: 5:30PM

Approval of the September 2023 Board meeting minutes - Kathy made motion to approve the Sep 2023 meeting minutes, Joanne seconded, the motion passed

President Remarks:

2024 monthly board meetings: dates, times, and place – in 2024 the board meetings will continue to be held on the 2nd Monday of the month at 5:30PM. Kathy made motion to hold the 2024 1st Q meetings via Zoom, Helena seconded, the motion passed.

Treasurer Report:

- **Present September Financials** – Helena made a motion to approve the September financial reports, Lorie seconded, the motion passed
- **Present Quarterly Financials** – The 2023 income appears lower than budgeted due to 2023 payments received in 2022. Lorie made a motion to approve the quarterly financial reports, Helena seconded, the motion passed.
- **Update on any 2023 remaining unpaid dues and unpaid violations** – no questions from board members. Board very disappointed in the amount of time and money being spent trying to collect these dues.
- **Update on actions taken by attorney: renting rooms; subletting; wage garnishment letters** – the board has not received an update from our attorney. We are waiting for judgements on two residents and for responses from residents on pending collections. Letters from his office have been sent.
- **Update on any 2024 snow plowing companies that responded** – We have not received a response from any companies from whom we requested pricing, including our current vendor. Joanne has three more companies to call. It is getting very late now for this, but all the smaller guys are now working for the new bigger developments.
- **Discussion on 2024 common area mowing contract** – We are waiting for a contract on 2024 from our current vendor.

Old Business:

- **Follow up on installations at stop signs** – Lisa –The 5 flashing lights have been installed and a special thanks to the volunteer who installed them.
- **Social Committee: update on the Meet Greet at American Classic Golf and final logistics for Halloween Stroll** – 17 residents attended the October Meet & Greet at American Classic Golf; 2 were new residents. The board and Tim will discuss at the end of the year if we should continue with these events as community interest is not high vs. cost.



- Logistics for the Halloween Stroll were discussed; Tim Sherman has the food guy all ready for the end. Pray for no rain.
- **Fall newsletter distribution.** Many Sandy Brae residents and other communities have contacted the board with positive comments and this and the last two newsletters. Changing it up has turned out to be a good thing.

New Business:

- **Discussion on adding two categories to add to the General Rules** – The increase in threatening and violent rhetoric makes it necessary to add additional rules regarding the use of profanity and threats online and in HOA meetings. Additionally, language regarding living/sleeping in RV's while parking in Sandy Brae will be added. The board will vote on these additions and update the general community rules in the November meeting.
- **Renewing Techno Goober for hosting website, sending out eblast, updating website.** Board approved the renewal of the contract for 2024.
- **Update on homes for sale** – One house on Beech drive is still on the market, one house has been sold and one house off the market. Still getting record prices.
- **Update on the Reed property** – An update email was sent out to residents on October 6. There are no further updates.
- **Glofiber** – Sussex County has approved the installation of fiberoptics/broadband for all of Sussex County. As part of this initiative, fiber optic cables will be installed in Sandy Brae. Sandy Brae's location and the fact that we do not own the streets (DeIDot owns them) has made us the first community for this installation. Neither the board nor residents had received notification of this work in the community. Kathy contacted Glofiber, our state representatives, DeIDot, Delmarva Power, to get more information. She also established contact with the installation supervisor at Glofiber, to set up a community meeting to provide details and timeline to the residents. An email update will be sent to the residents that contained how to watch a very informative video on the process. Residents need to prepare for this installation.

Violations: 2 ongoing violations remain- fines continue and no communication/response from those residents; 1 notice for untagged car in driveway; 1 notice for car repair in driveway; 1 notice for unlawful sign; 1 notice for parking unhitched trailer full of debris on the street; 1 notice RV parked in the driveway

AR Forms:

- 18176 Hickory – new driveway and sidewalk
- 34113 Popular – new sidewalk
- 34431 Maple – tree removal
- 34339 Beech – new fence
- 34175 Beech – new roof, gutters, downspouts, and fascia

Resident comments: 1 email of complaint about trees and branches blocking site line at the entrances; 6 emails in favor of the flashing lights on the stop signs; 4 emails about RV parked in a driveway

Adjourn – 6:55 PM