



**SANDY BRAE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MINUTES**

**February 12, 2024 5:30-7pm Zoom Meeting**

**Attendees:**

- Kathy Davison
- Joanne Kempton
- Lisa George
- Helena Hannah (absent)

**Call the meeting to order:** Meeting was called to order at 5:25pm

**Approval of the January 2024 Board meeting minutes:** Motion was made by Joanne Kempton to approve, second by Lisa George, all in favor. Motion passed.

**President's Remarks:**

Kathy appreciated all the current Board members that can attend the February 15 Board candidates meeting. Helena is in Florida, Tim and Lorie are on vacation, so they will miss the meeting. She sincerely hopes the candidates take this opportunity to ask questions to understand what is necessary to run the Board. This is really an unprecedented time as this will be the first time the executive committee for the HOA Board will be residents that have not previously served on the Board.

Very happy with the three homes that have sold in the past few months as the value for homes in Sandy Brae remain high.

**Treasurer Report:**

- **Present January financials:** Kathy made a motion to approve, seconded by Lisa, all in favor. Motion passed
- **Update on any unpaid dues:** The same property owes dues for 2021,2022, 2023, and 2024. They are being fined according to the Covenants. One other property owes dues for 2023 and 2024 along with other violations and fines and is being wage garnished.
- **Update on unpaid 2024 dues:** 16 residents have not paid. Joanne discussed that, if they are not paid by the end of February, they be turned over to the attorney to send a demand letter followed by lien placement. None of the 16 contacted the Board by January 1 with any hardship.
- **Update on Rental Forms:** 4 out of 32 rentals have not returned Rental Forms. They have till the end of February to get those forms in.

### **Old Business:**

- **Update on February 15 Board candidates meeting:** Agendas for the meeting have been sent to the candidates and all have responded they will be attending.
- **Status of fence replacement on Locust Lane:** Joanne reported the old broken up fence will be removed next week and the new one installed.
- **Update on transition meeting with Lorie Seaman and Lisa George:** Lisa reported she will reach out to Lorie when she returns from vacation. Lisa will be taking over the duties for the Spring and Fall Yard Sales.
- **Update on Reed property:** All buildings and trees have been removed and the utility infrastructure has begun to be installed. One email of complaint has been received and they will be given the contact at Reed Ventures. All residents in that corner of the community need to be prepared for lots of noise and disruption as this is a major construction project.

### **New Business:**

- **Report on first snow removal with new contractor:** Several emails complimenting the new snow removal company. Joanne will submit the cost of this snow event to the State in June in hopes of getting some percent re-imbursed. We have 2 more months of possible snow events.
- **Results of February drive around:** Lisa reported a storage pod in one driveway which we did not have an AR for, no movement on all the issues with the Elm Lane property, roof replacement continues on Maple Lane house and that front yard continues to be cluttered and unsafe.
- **Discussion on Social events:** Tim and Lora are on vacation; will have a report next month. This will be one area where the new Board will be able to bring fresh ideas and opportunities to the committee. Cup-R Cone is already booked for the summer; we will miss them!
- **Homes for sale:** Kathy reported the final sale prices on recent homes and the average price remains in the high \$400's.
- **Techno Goober review for website:** It has been 5 years since the HOA contracted with them to host and design the HOA website. Kathy will set up a meeting to discuss any changes to the site. Our site is simple yet efficient and we receive a lot of compliments from realtors, settlement attorneys, and potential buyers about how easy our site is to navigate and find information. Our partnership with them has enabled the Board to effectively communicate with all residents in a timely manner as they do our emailing via Constant Contact and to post our documents, event flyers, and Board communication on the site.

### **Violations:**

- Two ongoing and being fined accordingly.

### **AR Forms:**

- 18253 Magnolia – dumpster in driveway for interior remodel
- 34371 Postal Lane – extensive backyard tree removal

### **Residents Comments:**

- Several complimentary emails about the Winter newsletter

**Adjourn: 6:15pm**