



**SANDY BRAE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 13, 2024 5:30-8 PM Zoom**

Attendees:

Kathy Davison
Joanne Kempton
Lisa George
Helena Hannah
Jessica Harrison
John Kelly
Marty McDonnell

Call the meeting to order: 5:30

Approval of the April Board meeting minutes: Joanne made a motion approve the April minutes, Lisa seconded, motion passed.

President Remarks:

BOD will have an executive session after the meeting regarding violations

Treasurer Report:

- Present April financials – No questions.
- Update on any 2024 remaining unpaid dues – 7 Unpaid dues remain the unpaid, all cases are with the attorney for collection.
- Update on 2024 remaining rental forms – HOA is still missing 2 rental forms.

Old Business:

- **Final discussion on Annual Meeting** – All mailings are complete. Troop 7 is reserved. Proxies are coming in for the meeting; 20 to date. Need assignments for day of duties. Lorie Seaman providing sign-ins to Kathy later tonight.
- **More updates on Interconnectivity Pedestrian Walkway end of Maple from Senator Huxtable and DelDot representatives-** Senator Huxtable is looking into the walkway and is concerned with resident safety and their loss of property.
- **Final discussion on Spring Yard Sale logistics-** HOA is ready to go, the first signs are up and the remainder will go up this weekend. The ads are in the Cape Gazette, Lisa will count the number of participants on both days. We are tracking to make sure community is taking part. Fingers crossed for good weather.

New Business:

- **Projects starting without an Architectural Review Form** – Too many projects in the community starting without approved AR forms. Not sure how to get the message across any stronger than we are that any projects on the outside of the home need an AR form to the bard before the project starts. Some serious issues have arisen due to residents starting without an AR Form.
- **Status on email returns for Annual Meeting Proxy** – 20 so far and got a few emails on how the residents like using email to return the proxy.
- **April drive around** – A few small issues and residents received emails
- **Update on homes for sale** – Linden Lane will close at the end of the month, another new house on Linden listed, and a new listing on Holly. Prices remain strong. Jessica Harrison volunteered give to the Board, for the annual meeting, the sales performance stats for Sandy Brae from June 2023-June 2024.

- **Sign knocked out Beech & Elm called DeIDot to replace**
- **Issue of loud cars and speeding motorcycles in the community** – We have received a lot of complaints about motorcycles and loud cars – a violation of Covenant #10 and fines have been given.
- **Transition Activity List and Meeting #3-Helena** – Transition Meeting #3 for the Board candidates is set up for May 22 at 5:30pm. Kathy will work with Helena on a task list giving step-by-step information for implementation.

Violations:

5 new violation residents sent emails; 4 not resolved moving to fines 1 resolved

AR Forms:

- 34101 Juniper- paint shutters, new screen door, landscape work
- 34174 Juniper – landscaping
- 34077 Poplar- staining wooden fence, remove 2 trees, and clean gutters
- 18392 Linden- paint pillars and shutters
- 34175 Beech – trimming all trees
- 18249 Holly- dumpster
- 34505 Maple – new awnings
- 18387 Linden – new fence

Resident Comments: 4 calls about scooter driving up and down Locust Lane on a Sunday afternoon; 1 resident having a party asking how visitors can park with also advise neighbors; 10 complaint calls about loud cars and motorcycles driving throughout the community; 2 emails liking the proxy delivery by email

ADJOURN: 5:51PM to go to executive session.

Executive Session adjourned at 6:39pm