



**SANDY BRAE HOMEOWNERS ASSOCIATION Annual Meeting**  
**June 8, 2024 10am-noon**  
**Troop 7 Barracks 19444 Mulberry Knoll Road**

Recording residents attending

Meeting called to order: 10:00 AM

Housekeeping announcements

Verify Quorum- need 87 property owners to have a quorum – 48 Proxies and 33 attendees.  
Only 81 so no quorum reached.

Called the meeting to order at 10AM and introduced the Board

**Officer Reports:**

- **President** – read letter from resident in 2002 to Kathy upon joining the SBHOA. Discuss the new board coming in, what has transpired as part of the transition plan, and possible changes. Highlights from the past year were read.
- **Treasurer** - Joanne reviewed the May 24 budget vs. actual. Kathy made a motion to accept the financials and Lisa seconded. Motion passed.

**Committee Reports:**

- **Social Committee** – Special thank you to Tim & Lora Sherman for trying to set up events for the community, however their effort vs. the minimal turnout/expense had the Board reconsider this committee. SBHOA will suspend social activities.
- **Architectural Review** – 55 ARs were submitted from July2023-June 2024. Getting these forms were a challenge this year for some reason. Kathy stressed the importance of the having the form complete for any project on the outside of the house or when a dumpster/pod are in use. ARs are posted in the monthly Board meeting agendas and minutes so other residents are aware of ongoing projects.

## **New Business:**

- **Call for Board nominations from the floor** – SBHOA made a big effort to recruit new directors this year as two members are leaving the Board. Eight residents submitted nomination forms, however after they were interviewed/talked to other Board members, all but three declined. Main reason was the understanding SBHOA is a working Board not a management Board and the time commitment on a Board like ours is big. A call for nominations from the floor had no responses.
- **2024 Board Election results and introduction of new Board.** New Board members were introduced and a vote to approve the new board passed. Kathy explained that the new Board will take over at the July 2024 meeting. Kathy accepted the position as a Board Emeritus to assist the Board in the transition. Special thank you to Joanne Kempton who has served many years as Treasurer and established many of the financial policies in place today. This was Joanne's second time serving on the Board.
- **2024 Spring Yard Sale participation** – 36 homes participated on Friday and 23 homes on Saturday. We timed the yard sale to coincide with other HOA's in the area to increase participation.
- **Highlights from homes sold from June 2023-June 2024** - Broke record of house pricing and the average length of time on the market. Average home sold for \$457K and was on the market for an average of 23 days. Thank you To Jessica Harrison from The Debbie Reed REMAX Team who provided the home sales statistics. This info will be posted on our website in the document tab for the month of June 2024 and was passed out in the meeting.
- **Right of Way and water run off implications** – Reenforced the need to protect the ROW – Right of Way – first 7-10 feet of your front lawn and 5-foot easement on each side of electric poles in the back of the properties. Glofiber had to work on the back of properties and did damage to Delmarva Power and Comcast equipment that is now being repaired. Swales in the front of property need to be kept as such otherwise water issues will arise. Community wide issue with this swale issue now.
- **Update on Reed Ventures property** – This is the commercial property at the end of Maple. Reed properties has been responsive to our questions as they come up. We have been working with him and DelDot to confirm the type of connections that will exist between the commercial property and Maple Dr. The current plan is a five-foot walkway that will cause one owner to lose a lot of his front lawn for a walkway. The final decision between DelDot and the Board was made to wait for now and see when more of the new construction is complete and we see the final plan version. A diagram of the walkway was distributed and will be posted on the website in the document tab.
- **What are Accessory Dwelling Units?** – This is a small building like a guest house, tiny house, converted garage on the same land as the house that is used for rental. SBHOA will not have this problem as our covenants protect from this type of outbuilding, our property designation is for only a single-family home on the land, and we have very strict rental guidelines.
- **Plantation Road Expansion** – SBHOA may lose some land starting at Cedar Lane as DelDot wants to move more north bound traffic for Plantation East off the road soon as possible. We might get a bus stop added as well. Diagram from DelDot was distributed and will be posted on the website in the document tab. Postal Lane will be widened in 2028.
- **2026 the 60<sup>th</sup> Anniversary of Sandy Brae.... let's plan a party!** – Need a committee to set up events. This is a project for the new Board.

**Open the floor for questions and comments from the residents:**

- Discussion of community safety – keep porchlights on.
- Update on property with abandoned dogs. – property has been cleaned up.
- Update on house with porch fire - property has been sold.
- People still not stopping at the stop signs, despite the flashing red lights.
- Quorum is still 87 - discussion on how to change it.
- Paying dues electronically – we are still investigating but any form of electronic payment comes with fees charged to the HOA which would be passed on to the resident. .
- Electronic voting – Resident suggested that we may get more participation using this method. When By-Law Article IV Section 7 concerning this ever gets changed, this would be an excellent option. When proposed to be changed in 2022, it failed.

Thank you from the outgoing president to those who supported her during her tenure.

**ADJOURNED at 11:10 AM**