



SANDY BRAE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 14, 2024 5:30pm-7pm ZOOM

MINUTES

Attendees:

Marty McDonnell
John Kelly
Lisa George
Jessica Harrison
Helena Hannah

Call meeting to order. 5:32PM

Approval of the September minutes –Helena made a motion to approve the September minutes, John seconded, the motion passed.

President remarks Thank you for the support over the last few months. The attorney meeting took place and the open cases were reviewed.

Treasurer Report

- **Present September financials:** Lisa made a motion to approve the September financials, John seconded, the motion passed.
- **Present Quarterly Financials:** Lisa made a motion to approve the Quarterly financials, John seconded, the motion passed.
- **Update on any unpaid 2024 dues and fines:** No changes from the prior month.
- **Update on attorney dealings with residents:** Attorney updated the president and vice-president on the status of the collection cases. No changes from last update.
- **Update on any 2024 snow plowing companies that responded:** The cost has doubled with our current vendor since last year, however, other companies were more expensive.
- **Discussion on 2024 snow plowing contract:** Board voted to use the prior year vendor.
- **Update on any 2024 Mowing companies that responded:** A quote from a new vendor is cheaper per mow than our current vendor.
- **Discussion on 2024 common area mowing contract:** Board voted to use the new mowing contractor for next year.

Old Business

- **Discussion on the September drive around:** Emails regarding noted violations will be sent. Constable will be contacted regarding grass mowing and clearing of trees on Postal.
- **Discussion on outstanding violations:** Violations remain unpaid.
- **Update on houses sold:** Juniper house is under contract, the second house on the market will be under contract soon.
- **Set up new Board meetings with attorney, insurance company, Techno Goober, and printcaost2coast:** Marty and John met with the attorney and discussed current cases. John will review fees from collection invoices.
- **Discussion of snow removal and landscaping contracts:** Jessica made a motion to approve Hurst Landscaping for mowing and CLC for snow plowing, John seconded, the motion passed.

- **Update on outstanding AR Forms:** See AR List
- **Fall newsletter distribution:** Comments from residents have been positive.
- **Update on Fall Yard sale:** HOA had a record number of participants this year.

New Business

- **Renewing Techno Goober for hosting website, sending out eblast, updating website:** HOA will continue to work with Techno goober next year.
- **Location and date for 2024 Annual Meeting:** Jun 14th, 2025, at the Troop 7 conference room: Helena will call to make reservation.
- **Discussion annual dues invoice and contents:** Helena and Lisa will update letters and packages from last year, Joann will print invoices.
- **Update on Reed property:** No update
- **Discussion to develop Tracking Spreadsheets for violations and AR submission:** John and Marty to work on a draft format to be reviewed by Board for approval.

Violations.

Two violation notices were sent and one remains unresolved. Two emails were sent regarding an untagged car in the driveway. Three violations remain under attorney care.

AR

- 34020 Mulberry Lane: Generator installation - Completed
- 34515 Maple Drive: New windows, dumpster, porta potty -Ongoing
- 34123 Poplar Lane: Generator - Approved
- 34233 Beech Drive: Storm Door - Completed
- 34080 Beech Drive: House Painting - Approved
- 18188 Hickory Lane: Step Repair, Dumpster - Approved
- 34101 Juniper Drive: Garage Door Replacement – Complete

Resident Comments: Newsletter compliments.

Adjourn: 7:06PM