SANDY BRAE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 11, 2024 5:30pm-7pm ZOOM

Minutes

Attendees:

Marty McDonnell
John Kelly
Jessica Harrison
Lisa George
Helena Hannah

Call meeting to order: 5:32 PM

Approval of the October minutes: .Helena made a motion to approve the October minutes, John seconded, the motion passed

President remarks - Discussion on house fire and what the board can do to assist. Lisa updated the board on his status. Marty will look into the water issue.

Treasurer Report

- **Present October financials,** Lisa motioned to approve the October financials, John seconded, the motion passed.
- **Update on any unpaid 2024 dues and fines.** The board voted on fine adjustment. We will continue to mail letters for other violations.
- **Update on attorney dealings with residents** – The legal process continues for the three residents who were referred to our attorney.

Old Business

- **Discussion on the October drive around** – Nothing to report,
- **Discussion on outstanding violations** – The untagged car has been removed .
- **Update on houses sold** – The house on Juniper closed at 499,000. Linden is back on the market.
- **Status of communication with the insurance company** - Completed
- **Update on outstanding AR Forms** – See AR List
- **Discussion annual dues invoice and contents** – Jessica, Helena and Lisa will meet next week to coordinate and prepare the mailing.
- **Update on location and date of annual meeting** – Helena will continue to try and reserve
- **Discussion to develop Tracking Spreadsheets for violations and AR submission** – Marty outlined his plan for this tracking. The Board discussed who will do the tracking.
- **Update on Trial** – The trial is scheduled for Dec 18th; Marty and John will attend.

New Business

- **Review and approve 2025 Budget** – Jessica presented budget and responded to questions. Helena made a motion to approve the 2025 budget, Lisa seconded, the motion passed.
- **Review task list and responsibilities of members.** – Completed – The tasks were assigned.
- **Discussion of the content of the meeting with the former board president**- Marty and John met to discuss violations and procedures.
- **Status of September and October violations** – Nothing to report
- **Status of Food Drive** – Over 40 homes participated in the food drive. Jessica delivered two dollies of food to the donation center.
- **Lighting on Cedar Lane sign** – HOA can install the solar lights temporarily to see if they are stable enough to use for lighting and landscapers do not break.

Violations.

AR

- 34080 Beech - House Painting - In progress
- 18188 Hickory – Step Repair, Dumpster – In progress
- 34185 Beech – Paint House – In progress
- 34080 Beech – New Windows – In progress
- 18387 Linden – Shed - Approved
- 33999 Birch Dr – Awning - Approved

Resident Comments: Inquiry about lighting on the entrance sign on Plantation Road. Complaints about our response time to emails. Inquiry about having a shed built.

Adjourn: 7:02