SANDY BRAE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

Nov 09, 2026 5:30-8pm In Person and Zoom

Call the meeting to order – 5:35 pm

Establish Quorum - Established

Attendees: Lisa George, John Kelly, Ken Crump, Anthony Natoli,Scott Pearl

Approval of the Oct 2026 Board Meeting Minutes - Motion made by John Kelly, Seconded by Anthony Natoli - **PASSED.**

President's Remarks:

Much work was done to establish databases for electronic mailing - will be done within the week Nate, from Techno Goober, was a big help in organizing that for us. I received good feedback from the community regarding advertising and keeping them informed.

Treasurer Report:

Present October financials –

- **Cash on hand:** $111,361; delinquent accounts decreased by $210 due to one payment.
- **YTD interest income:** $2,207, primarily from CDs.
- **October spending minimal**: Largest cost was common area mowing
- **Update on unpaid violations -** Remain the same. One resident paying consistently.
- **2027 Budget Approved** with discussed modifications. Motion made by John Kelly, Seconded by Anthony Natoli - **PASSED.**

Committee Reports:

Green Thumb Committee:

- **October Drive Around - Anthony**
- Branches still down; letter sent, contractor info provided, no response yet. Fine, unlikely to be effective. The deadline is the 15th to resolve.
- Ongoing work trucks in the street, cluttered lawn anticipated future complaints; violations being documented. Warning to be issued.
- **Status of Tree Issue and Comcast**- Comcast resolved the tree issue at Pine and Maple; postal weeds were cut

Covenant Review Committee: John, Helena, & Lisa

Update on Capital Contribution Campaign:

- Negative Facebook comments
- Consensus among residents when explained in person: capital reserve is overdue and sensible.

Social Committee:

- **October Meet and Greet** – Held at Cambria - Bartender was less than stellar
- **Post-Thanksgiving social:** Sunday after Thanksgiving at Cambria; Joe will coordinate

Old Business/Open Business:

- **AR's Received and Reviewed** – see below
- **Update on Logistics of Electronic Dues** - Launch target: Monday, November 16th Dues and Rental letters to be sent electronically, and by regular mail to those without emails. Ken to send invoices electronically in batches through Friday.
    - MailChimp and HOA database reconciled by Nate; email delivery issues largely resolved (bad addresses, merged records).
    - Paper invoices will be mailed to those who requested them.
- **Logistics of Thanksgiving Food Drive** – Food drive pickup: November 15–16; John and Joe assisting with truck.
- **Update Snow and Lawn Contracts –** Snow and lawn contracts signed; insurance certificate pending from snow contractor (switched providers)
- **Discussion on Pumping Station Fall Clean up** - Pumping station cleanup quotes requested from two landscapers (Jose and Edgar) after Thanksgiving.
- **Discussion on Santa Visit –** HOA is on the list; route/dates not yet confirmed.
- **Location and Date for 2027 Annual Meetings** -June 12th; venue (troopers hall) pending confirmation.

New Business:

- **Update on Homes for sale or sold** – (2) set for Settlement end of November.
- **Update on New Renters** – no changes
- **Discussion of Snow Stakes** - purchased and delivered; placement planned for Thursday or Friday this week

Violations:

(3) Ongoing: (4) Warning Letters Sent; (1) Reminder Letter Sent

AR Forms:

26-004 – 34205 Beech – Extension – In Progress - Garage complete and matching; gazebo (aluminum, double-roof) planned for deck corner — anchoring method discussed and agreed upon. Pool denied by county. **APPROVED**

26-005 – 34122 Mulberry – Window Replacement - Window AR re-submitted; revised plan approved, homeowner proceeding with original design. **- APPROVED**

26-015 – 34101 Juniper – Railing

26-021 – 18111 Elm – Windows

26-025 – 18203 Holly – Outdoor shower Replacement

26-026 – 34111 Juniper – Roof Replacement

26-027 – 34229 Dogwood – Pool

26-028 – 18409 Linden – New shed

26-029 – 18380 Linden – Roof vent

26-030 – 34229 Dogwood – Shower, deck

26-034 – 34142 Beech – Garage

26-037 – 18111 Elm – Gutters

26-038 – 34127 Beech – Dumpster - APPROVED

26-039 – 18342 Pine – Siding Roof

26-041 –18460 Cedar - Patio

26-042 – 34068 Juniper – Window Replacement

Resident comments:

Many thanks to Marty for his clean-up efforts; a few residents provided updated email addresses; a temporary notification about a trailer in the driveway.

Motion to Adjourn made by John Kelly, Seconded by Anthony Natoli - **PASSED.**

Meeting Adjourned at 6:22 pm