

Topic: Sandpiper

Time: Apr 5, 2025 09:00 AM Arizona

Join Zoom Meeting

<https://us02web.zoom.us/j/82735202878?pwd=4RQVda0ZWKcPBX7Gb2l0Axp5xtbmGp.1>

Meeting ID: 827 3520 2878

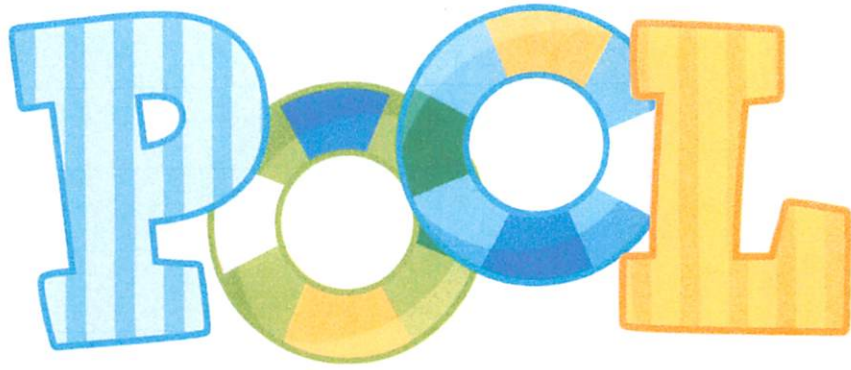
Passcode: 764903

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One tap mobile

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+16694449171,,82735202878#,,, \*764903# US



APRIL 1-7

THE POOL WILL BE CLOSED WHILE THE NEW FENCE IS  
BEING INSTALLED.

NEW KEYS WILL BE AVAILABLE ASAP

**PLEASE BRING THE  
FOLLOWING 4 PAGES WITH  
YOU TO THE MEETING TO  
REVIEW SANDPIPERS LONG  
TERM FINANCIAL PLANS.**

**Sandpiper Resort HOA  
Projected 2025 Budget**

**Expenses**

**Insurance**

Directors & Officers Liability	\$ 840.00
CNA Fidelity Bond	\$ 459.00
Condo Liability Policy & Umbrella	\$ 15,000.00
Workers Comp Policy	\$ 480.00
<b>Total Insurance</b>	<b>\$ 16,779.00</b>

**Professional Fees/Outside Service**

Desert Realty Management	\$ 6,000.00
Monthly Maintenance	\$ 6,000.00
Bank Fees/Checks/Other	
Legal	\$ 5,000.00
Landscaping /Annual	\$ 19,200.00
Tree Trimming/Annual	\$ 3,500.00
Tree Trimming/Removal-Unplanned	\$ 300.00
Street Sweeping/ Annual Cost	\$ 1,700.00
Street Sweeping-Unplanned	\$ 625.00
Pool & Spa Maintenance/Annual	\$ 6,800.00
Pool & Spa Permits	\$ 400.00
Licenses & Permits	\$ 45.00
Meeting Space Rental	\$ 250.00
<b>Total Professional Fees</b>	<b>\$ 49,820.00</b>

**Repairs**

Building Repairs (incl Roof)	\$ 3,000.00
Equipment Repairs-Misc	\$ 1,000.00
Landscape Repairs-Lighting, Water Pump, etc.	\$ 1,000.00
Pool/Spa Equipment Replacement/Repairs	\$ 2,000.00
Pool/Deck	\$ -
Plumbing	\$ 1,000.00
Street Repairs	\$ 500.00
Street Striping	\$ 1,100.00
Repairs-Other	\$ 2,000.00
<b>Total Repairs</b>	<b>\$ 11,600.00</b>

**Supplies**

Landscaping Maintenance-Parts/Misc	\$ 1,500.00
Replacement Plants	\$ 500.00
Office Supplies	\$ 250.00
Postage	\$ 250.00
Election Supplies & Postage	\$ 250.00
Parking Passes	\$ -
Security	\$ 1,000.00
Supplies-Other	\$ 1,000.00
<b>Total Supplies</b>	<b>\$ 4,750.00</b>

<b>Taxes</b>		
State	\$	50.00
Property	\$	40.00
<b>Total Taxes</b>	\$	90.00
<b>Utilities</b>		
Electric	\$	6,000.00
Propane	\$	-
Sewer	\$	576.00
Trash	\$	7,200.00
Water	\$	1,700.00
Internet	\$	1,440.00
<b>Total Utilities</b>	\$	16,916.00
<b>Reserve Account</b>		
38 Units@ \$26.32/unit per month (\$1,000.00/mo) Basic Savings	\$	12,000.00
Set Aside for Pool tile & Resurfacing (\$312.50.00/mo) 2031	\$	3,750.00 started 2024
Set Aside Roof Re-Papering (\$516.00/mo) 2045	\$	6,192.00 started 2025
Set Aside for Stucco Painting (\$834.00/mo) 2035	\$10,008.00	started 2024
Set Aside for Trim Painting/Facia Repair or Replace 2035 (\$303.00/mo)	\$	3,600.00 started 2025
Set Aside for Street Resurfacing (\$487.00/mo) 2030	\$	5,844.00 started 2025
Set Aside for Pool Complex		
<b>Total Reserve Account Annual Deposit</b>	\$	41,394.00 \$3,449.50 per month to Reserves
<b>Total Expenses</b>	\$	141,299.00
<b>Total Expenses per Unit/38</b>	\$	3,718.39
<b>Income</b>		
HOA Dues 38 Units@ 308.00/mo	\$	140,448.00
Homeowner Dues - Late Fees		
River Legacy Completed Unit		
River Legacy Street Sweeping		
Fines-Architectural		
Fines - Parking		
Fines - Dog		
Fines (Misc)		
Interest Income	\$	1,400.00
Escrow/Transfer/Disclosure Fees		
<b>Total Income</b>	\$	141,848.00
<b>Income less Expenses</b>	\$	549.00

	Current Reserve Amount	Estimated Reserve Contribution	Reserve	Action Item	Approx. Cost
	\$ 85,000.00				
2025	\$	40,000.00		Painting & Pool Area	\$ 188,392.00
2026	\$	40,000.00		Roofs	\$ 143,750.00
2027	\$	40,000.00		Streets & Gate	\$ 65,456.00
2028	\$	40,000.00	\$ 235,000.00	Complete CC&R & Bylaw Update	\$ (10,000.00)
2029	\$	40,000.00			
2030	\$	40,000.00			
2031	\$	40,000.00		Pool & Spa Replaster	\$ (35,000.00)
2032	\$	40,000.00	\$ 353,000.00	Street Seal	\$ (7,000.00)
2033	\$	40,000.00			
2034	\$	40,000.00			
2035	\$	40,000.00		Painting	\$ (142,000.00)
2036	\$	40,000.00	\$ 371,000.00		
2037	\$	40,000.00		Street Seal	\$ (7,000.00)
2038	\$	40,000.00		CC&R & Bylaw Update	\$ (5,000.00)
2039	\$	40,000.00			
2040	\$	40,000.00	\$ 494,000.00	Pool Fence Replacement	\$ (25,000.00)
2041	\$	40,000.00		Pool & Spa Replaster	\$ (40,000.00)
2042	\$	40,000.00		Complete Street Replacement	\$ (230,000.00)
2043	\$	40,000.00			
2044	\$	40,000.00	\$ 384,000.00		
2045	\$	40,000.00		Painting	\$ (142,000.00)
2046	\$	40,000.00			
2047	\$	40,000.00		Street Seal	\$ (7,000.00)
2048	\$	40,000.00	\$ 390,000.00	CC&R & Bylaw Update	\$ (5,000.00)
2049	\$	40,000.00			
2050	\$	40,000.00	\$ 285,000.00	Roofs	\$ (185,000.00)

Items not included that require future repair, maintenance & replacement:

2 water tanks, new electric watering system, landscape pipes, sewer: clean, reline, repairs, manhole relining.

Common area refresh, pool deck replacement, etc.

items paid by Special Assessment to fund the Reserve Account for the future.

	Current Reserve Amount	Estimated Reserve Contribution	Reserve	Action Item	Approx. Cost
	\$ 85,000.00				
2025		\$ 13,000.00		Roof Contribution & Pool Fence	\$ (27,000.00)
2026		\$ 3,000.00		Painting Contribution	\$ (37,000.00)
2027		\$ 40,000.00			
2028		\$ 40,000.00	\$ 181,000.00		
2029		\$ 40,000.00		CC&R & Bylaw Update	\$ (10,000.00)
2030		\$ 40,000.00		Street Repair/Resurface	\$ (40,000.00)
2031		\$ 40,000.00		Pool & Spa Replaster	\$ (35,000.00)
2032		\$ 40,000.00	\$ 256,000.00		
2033		\$ 40,000.00			
2034		\$ 40,000.00			
2035		\$ 40,000.00		Painting	\$ (142,000.00)
2036		\$ 40,000.00	\$ 192,000.00	Street Seal	\$ (7,000.00)
2037		\$ 40,000.00			
2038		\$ 40,000.00			
2039		\$ 40,000.00			
2040		\$ 40,000.00	\$ 327,000.00	Pool Fence Replacement	\$ (25,000.00)
2041		\$ 40,000.00		Pool & Spa Replaster	\$ (40,000.00)
2042		\$ 40,000.00		Complete Street Replacement	\$ (230,000.00)
2043		\$ 40,000.00			
2044		\$ 40,000.00	\$ 137,000.00		
2045		\$ 40,000.00		Painting	\$ (142,000.00)
2046		\$ 40,000.00			
2047		\$ 40,000.00		Street Seal	\$ (7,000.00)
2048		\$ 40,000.00	\$ 143,000.00	CC&R & Bylaw Update	\$ (5,000.00)
2049		\$ 40,000.00			
2050		\$ 40,000.00	\$ 38,000.00	Roofs	\$ (185,000.00)

Items not included that require future repair, maintenance & replacement:

2 water tanks, new electric watering system, landscape pipes, sewer: clean, reline, repairs, manhole relining.

Common area refresh, pool deck replacement, etc.

**APRIL 5, 2025**



# Sandpiper Resort Owner's Association | AGENDA

*Date* April 5, 2025 | *Time* 9:00 am | *Meeting location* Buckskin Fire Dept Meeting Room  
(Please be aware that action may be taken on any item listed on this agenda)

9:00 am Guest Speaker – Josh from Freedom Roofing

ITEM 1.	Call to Order, Board Introductions	9:30 a.m.
ITEM 2.	Approval of previous Meeting Minutes: Annual Meeting & March 1, 2025	9:35 a.m.
ITEM 3.	Treasurer's Report	9:40 a.m.
ITEM 4.	Acceptance of Financials & Treasurer's Report	9:45 a.m.
ITEM 5.	President's information and Old Business:	9:50 a.m.
ITEM 6.	New Business: Discussion/Voting:  Discussion on scope and cost for Special Assessment	10:00 a.m.
ITEM 7.	Owner Concerns or Comments	10:40 a.m.
ITEM 8.	Adjournment	11:00 p.m.
ITEM 9.	Executive Session – if necessary	11:05 p.m.

**\*\*\*\*Owners have the right an opportunity to address the Board during the meeting regarding matters on the agenda and then can address association concerns not on the agenda at the end of the meeting during the Owner Concerns or Comments section. Each member will be given 2 minutes to address the Board.**

**\*\*\*\*Agenda is subject to change, please check your e-mail or one of the Sandpiper websites 48 hours prior to the Board of Director's meeting for updates.**

Voting Question: **SPECIAL ASSESSMENT FOR ROOF UNDERLAYMENT REPLACEMENT, COMPOSITE ROOF AND RAMADA ROOF FOR CABANA**

**Motion:** Shall the Board vote to approve moving forward with a special assessment to replace the roof underlayment or remove the tile roof and replace with shingle roof material and replace the cabana roof with a Ramada Roof?

Reasoning:

The roof slats covering the cabana are rotted and need to be replaced. We are recommending a solid roof to keep the bathrooms & pool room safe from the weather & further rain damage. The cover would also provide complete shade under the cabana from the sun. The underlayment of our roofs is at maximum life span and needs to be replaced to avoid interior damage to condo's.

Note:

Please review the above motion thoroughly. There will be an opportunity to amend or make other recommendations prior to the vote. Any amendments to the original document will be read back to the assembled for accuracy, then the amended document will be voted on first by the assembled HOA members to make their position clear to the Board, then the Board will vote to pass or fail.

ATTACHMENTS: 8

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO



Freedom Roofing and Restoration, LLC  
ROC #318758 ROC #331324  
30358 US HWY 60 89 STE A/B  
Wickenburg, AZ 85390

Phone: 928-684-9012

**Company Representative**

Josh Johnson  
Phone: (623) 256-4434  
josh.freedomrandr@gmail.com

# Ramada Roof

02/10/2025

**Sandpiper Resort**  
**Audrey Von Zabern**  
8625 Riverside Drive  
Parker, AZ 85344  
(714) 630-3616

Job: 1706: Sandpiper Resort

## Roofing Section

- Remove existing wood slates from support beams
- Install new 3/4" plywood over support beams to create a solid deck
- Install new 3" drip edge
- Install new modified bitumen roof with base sheet.
- Seal up bathroom and Maintenance rooms from the elements
- Clean up all job-related debris
- Provide 10 yr workmanship warranty and provide owner with a one-time transferable warranty with labor and
- Crews will maintain safety requirement at all times during the construction process

TOTAL

\$18,441.54

Starting at \$304/month with  Acorn • [APPLY](#)

\_\_\_\_\_  
Company Authorized Signature

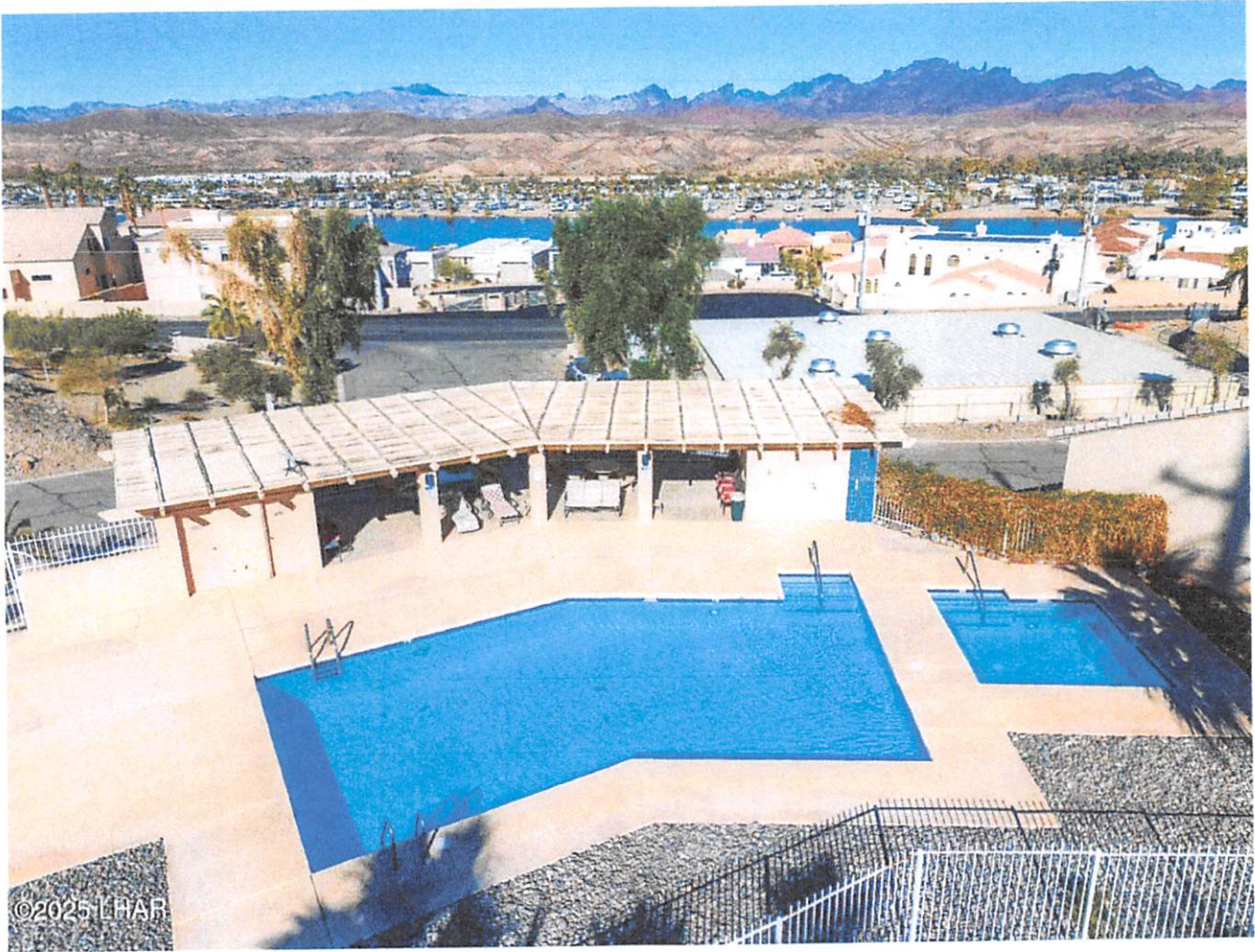
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Date

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Customer Signature

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Date





## NOAA leaning towards active monsoon season in Arizona

After a largely inactive monsoon season in Arizona last year, Pete Mangione looks at a new report that should give Arizonans some optimism about this summer.

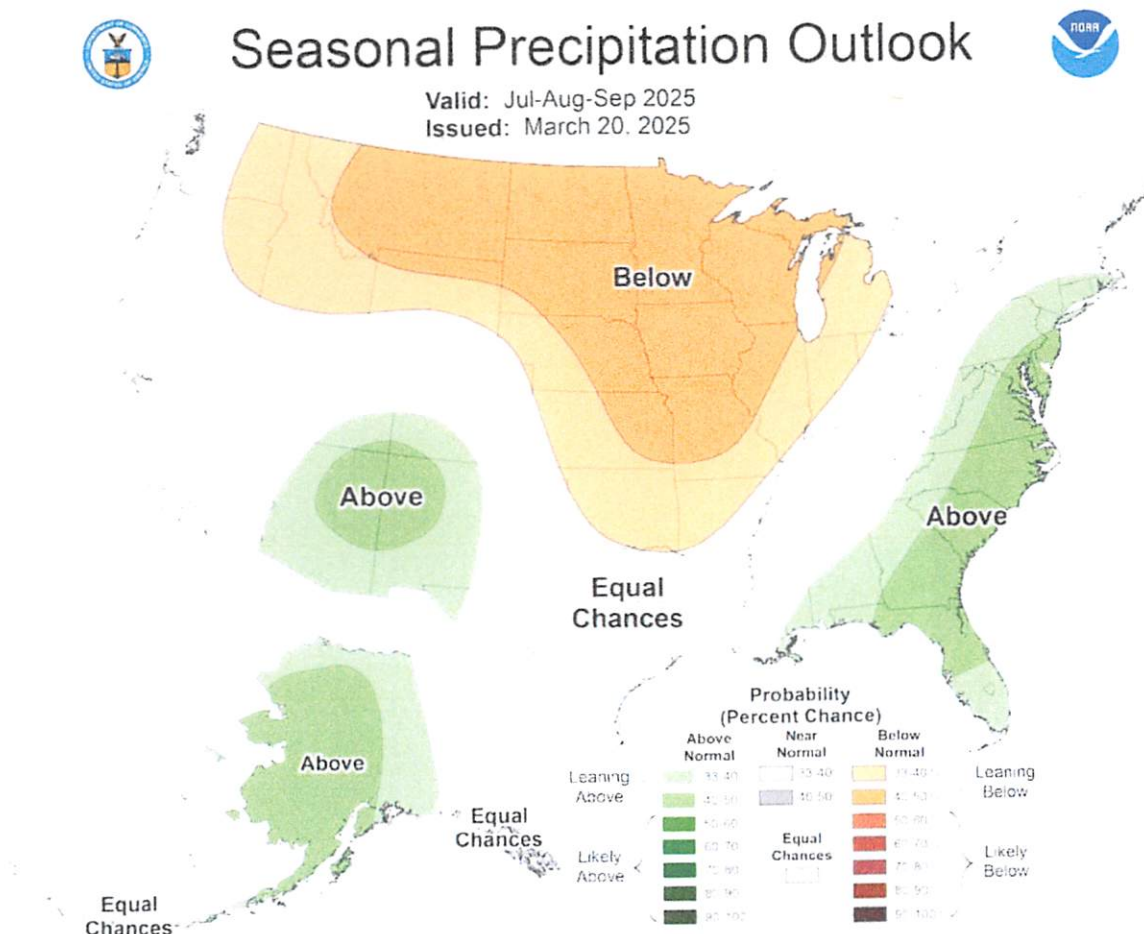
By [Pete Mangione](#)

Published: Mar. 21, 2025 at 8:39 AM PDT

**PHOENIX (AZFamily)** — We know that the 2024 monsoon was kind of a dud, but there may be hope for this year.

NOAA recently issued a forecast for July through September (otherwise known as monsoon season) that leans “above normal” for Arizona precipitation.

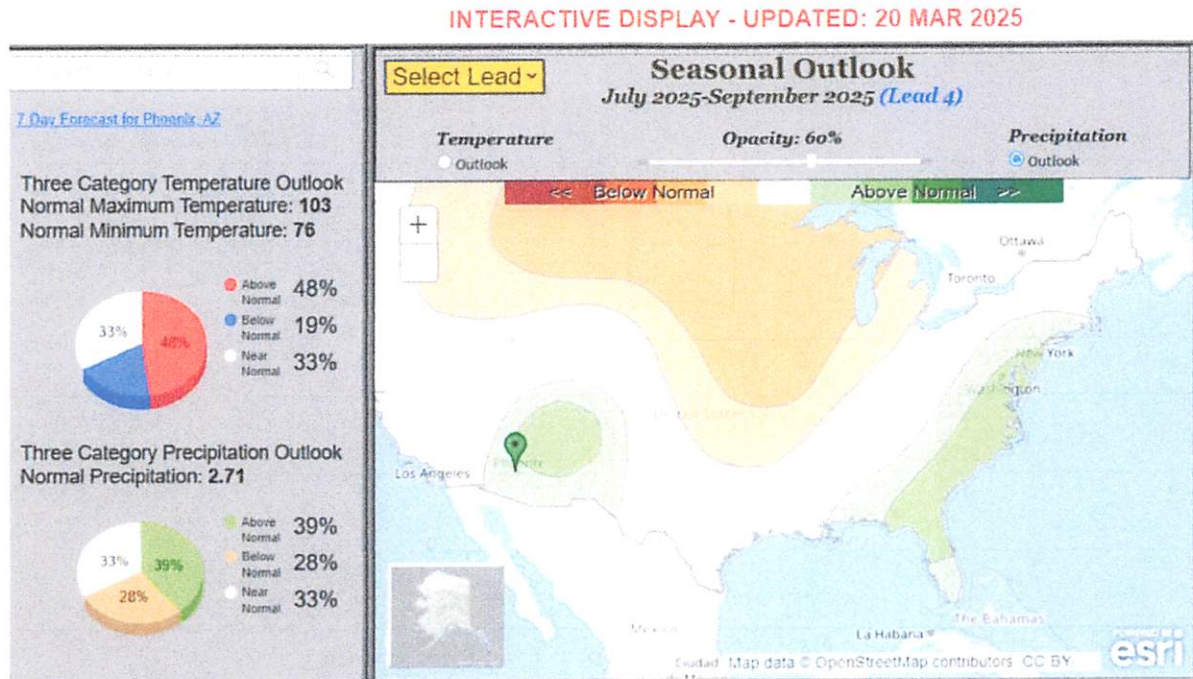
The green colors in the map below show the degree of confidence in the forecast. The slightly darker green shows that they are slightly more confident in above-normal precipitation in northeastern Arizona and not quite as confident in western Arizona.



NOAA Summer Precipitation Forecast(NOAA)

I am intentionally using the word “leaning” because confidence in long-term precipitation forecasts usually have a decent amount of uncertainty.

For example, here is this same forecast looking at Phoenix specifically:



#### NOAA Phoenix summer forecast(NOAA)

In the bottom left corner in the graphic above, notice the pie chart for the Precipitation Outlook. The NOAA prediction shows a 39% chance of above-normal precipitation for the summer, a 28% chance of below-normal precipitation and a 33% chance of near-normal precipitation.

While the “above normal” category has the highest chance, notice that it is still below 50%. In other words, we are not sure what is going to happen, but if we had to put our chips into one category, it would be for above-normal precipitation. Normal precipitation during this time is around 2.7 inches.

This prediction is based on many factors, but I found one factor especially interesting. [In their discussion, NOAA points out](#) that a hot and dry spring may lead to hot and dry land surfaces, and the heat from these surfaces could fuel an active monsoon season. We are still several months away from the start of the monsoon, so please check back for updates as we get closer to summer.

See a spelling or grammatical error in our story? [Please click here to report it.](#)

*Do you have a photo or video of a breaking news story? Send [it to us here](#) with a brief description.*

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30358 US HWY 60 89 STE A/B  
Wickenburg, AZ 85390

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Josh Johnson  
Phone: (623) 256-4434  
josh.freedomrandr@gmail.com

# Revised tile underlayment

03/25/2025

Sandpiper Resort  
Audrey Von Zabern  
8625 Riverside Drive  
Parker, AZ 85344  
(714) 630-3616

Job: 1706: Sandpiper Resort

## Roofing Section

- \*Remove existing tile to expose underlayment on 7 building complexes totaling approximately 43000sqft.
  - \*Replace existing underlayment with new UDL 50 synthetic underlayment which has a 50 yr. manufacturer warranty on all buildings.
  - \*Any rotten decking discovered will be replaced at 65\$ a sheet and fascia at 7\$lf with photo documentation.
  - \*Replace 1x2 batten boards with new.
  - \*Install new drip edge and bird stop at eaves.
  - \*Replace all pipe flashing and paint to match tile color.
  - \*Install new hip and ridge enclosures.
  - \*Reset and fasten all tile.
  - \*Remove broken tile and replace with like kind. Note: (Replacement tile may not be an exact match due to manufacturer discontinuing color and or style.)
  - \*Install new mortar packs.
  - \*Seal mortar packs.
  - \*Remove all construction debris from property.
  - \*Crews will maintain safety requirement at all times during the construction process.
  - \*Freedom Roofing and Restoration will guarantee workmanship on underlayment replacement for 10 years.
- Note: (The roof system on your home is a major component. The reroof process produces large amounts of construction debris and mess. We will do everything possible to contain the debris during the build process.)
- Note: (Estimate is valid 20 days from date above due to unstable material cost.)

TOTAL \$183,000.00

Finance as much as \$100,000 • Starting at \$1,025/month with  Acorn • [APPLY](#)

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date





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ROC #318758 ROC #331324  
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josh.freedomrandr@gmail.com

# Shingle Estimate

03/24/2025

**Sandpiper Resort**  
**Audrey Von Zabern**  
8625 Riverside Drive  
Parker, AZ 85344  
(714) 630-3616

Job: 1706: Sandpiper Resort

## Roofing Section

Here are the benefits of choosing an asphalt shingle roof over a concrete tile Underlayment replacement:

- \*Insurance Coverage – Many insurance policies cover asphalt shingle replacements, whereas underlayment replacement for tile roofs is often out-of-pocket.
- \*Longer Warranty – High-quality shingles come with warranties of up to 30 years, providing long-term protection.
- \*Lighter Weight – Asphalt shingles are much lighter than concrete tiles, reducing structural stress on your home.
- \*Easier Installation & Repair – Shingles are quicker and simpler to install or replace, saving time and labor costs.
- \*Better Curb Appeal – Modern shingle styles offer a sleek, updated look compared to bulky concrete tiles.
- \*Energy Efficiency – Reflective shingle options can improve energy efficiency by reducing heat absorption.
- \*Less Maintenance – Shingles require less maintenance than concrete tiles, which can crack or shift over time.
- \*Increased Home Value – A fresh, well-installed shingle roof can boost your home's resale value and attract buyers.

- Remove existing concrete tile down to bare roof decking, approximately 43000sqft.
  - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$65 per sheet.
  - Fascia board will be replaced as needed
  - Install new 2" drip edge on all rakes and eaves along with new 1/2" frost board to ensure proper drainage
  - Install new synthetic underlayment UDL 50 (50yr manufacturer warranty)
  - Install Owens Corning Starter Strip Shingles along all eave, and rake edges.
  - Install Owens Corning Oakridge Limited Lifetime Dimensional Shingles per specifications using 1 1/4" roofing nails.
  - Install Owens Corning Pro Edge Hip & Ridge Shingles
  - Install new pipe, vent and chimney flashings.
  - Clean up all job-related debris
  - Provide 10 yr workmanship warranty and Limited lifetime manufacturer warranty
  - Crews will maintain safety requirement at all times during the construction process
- (Note all wood replacement will be documented with photographs)

**TOTAL**

**\$224,000.00**

Finance as much as \$100,000 • Starting at \$1,025/month with  **Acorn** • [APPLY](#)

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

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Date