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# Sandpiper Resort Owner's Association | ANNUAL MEETING AGENDA

*Date* Jan 18, 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)

ITEM 1.	Call to Order	9:00 a.m.
ITEM 2.	Certify a Quorum	9:05 a.m.
ITEM 3.	Floor Nominations & Dispersal of in person voting material	9:15 a.m.
ITEM 4.	Request for and Assignment of homeowner witness	9:20 a.m.
ITEM 5.	In Person Voting	9:25 a.m.
ITEM 6.	Ballot Turn in	9:30 a.m.
ITEM 7.	Ballot counting	9:35 a.m.
ITEM 8.	2024 Community Report	9:40 a.m.
ITEM 9.	Future Plans	9:45 a.m.
ITEM 10.	Treasury Report	9:55 a.m.
ITEM 11.	Election Results	10:00 a.m.
ITEM 12.	Open Forum	10:05 a.m.
ITEM 13.	Adjournment	10:20 a.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.**

	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	\$ 245,000.00	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	\$ 514,000.00	Pool Fence Replacement	\$ 10,000.00
2041	\$	40,000.00		Pool & Spa Replaster	\$ 35,000.00
2042	\$	40,000.00		Complete Street Replacement	\$ 225,000.00
2043	\$	40,000.00			
2044	\$	40,000.00	\$ 424,000.00		
2045	\$	40,000.00		Painting	\$ 142,000.00
2046	\$	40,000.00		Roofs	\$ 185,000.00
2047	\$	40,000.00		Street Seal	\$ 7,000.00
2048	\$	40,000.00	\$ 250,000.00	CC&R & Bylaw Update	\$ 5,000.00
2049	\$	40,000.00			
2050	\$	40,000.00			

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.

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# Sandpiper Resort Owner’s Association | MINUTES

DRAFT VERSION

*Date* January 18, 2025/ *Time* 9:00 am | *Meeting location* Boating and Safety Center

Meeting called by	Sandpiper Board
Type of meeting	<b>Annual Meeting</b>
Facilitator	Jackie Zipprich
Recording Secretary	Audrey von Zabern
President	Audrey von Zabern
Vice President	Karl Copenhaver
Sec/Treasurer	Diana Rose

<b>ATTENDEES:</b>	
#02	Audrey von Zabern
#13	Geraldine Ozio
#46	Don & Kathy Piazza
#51	Diana Rose
#56	Diana Rose

**ZOOM ATTENDEES:**  
Jacqueline Zipprich

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Board Members – present, Diana Rose, Audrey von Zabern Meeting called to order at 9:02 am.

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The president confirmed that the Annual Meeting had a quorum with a combination of emailed ballots and those in attendance.

A request for floor nominations was made by the President.

Ballots were disbursed among those in attendance, and in person voting proceeded.

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## The Treasurer's report |

The December Financial statements provided by Desert Realty Management are being reviewed with a few outstanding questions on classifying or reclassifying some items. There are a few outstanding late dues; Desert Realty Management is in contact with those owners and working on payments. With a few minor exceptions our budget for 2024 was accurate. We have been saving money and paying for expenses without dipping into our Reserve Account.

## Presidents Report |

A thorough review of Sandpipers current and future financial position was explained. Insurance implications for Sandpiper and the possibility of a 35% increase in insurance costs. A discussion over the final items that need to be brought up to date at Sandpiper, roofs, painting, cabana repair & painting, new pool fence, streets and an entrance gate would need to be done via special assessment. The Board will vote on moving forward with a special assessment at the next quarterly meeting to be held March 1, 2025 at the Buckskin Fire Department Meeting Room at 9 am. Zoom will be available for this meeting. For those in California, the start time will be 8 am on Zoom. Special assessment ballots will be available at the meeting for those wishing to vote in person. The March agenda will have all information and voting materials included in the e-mail.

### Future Plans:

A single comprehensive special assessment to include all items below and allow Sandpiper to aggressively put money into our Reserves for the future.

or

2025: Special assessment to replace pool fence, fix the cabana roofing including a cover for the bathrooms & pool equipment room. Painting all building exteriors.

2026: If insurance does not require new roof underlayment in 2025, then a special assessment to replace all of the roof underlayment and bring the roofs up to current code requirements.

2027: Special assessment for street resurfacing & an entrance gate.

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## Election Results:

Jill Ozio was unanimously voted in for the Vice President term of 2025 to 2027.

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## Open Forum |

Jackie discussed again the need for more money saved to our Reserve Account. Discussed the current insurance market. Discussed the reserve study and future costs.

A motion was made to adjourn the meeting |

2<sup>nd</sup> Diana Rose

Motion passed unanimously by the Board.

Meeting adjourned at 9:53 am

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date   time
Final bids for items in 2025 special assessment	Audrey von Zabern	ASAP
		Meeting time

Observers Name(s)

Special Notes:

None

Quarterly Meeting of the Sandpiper HOA Board of Directors:

Saturday March 1, 2025

9 am

Buckskin Fire Department

Meeting & Training Room

Riverside Drive