

Sandpiper Resort Owner's Association | AGENDA

Date July 20, 2024 | *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, Board Introductions	9:00 a.m.
ITEM 2.	Approval of previous Meeting Minutes Jan 27, 2024	9:05 a.m.
ITEM 3.	Treasurer's Report	9:15 a.m.
ITEM 4.	Acceptance of Financials & Treasurer's Report	9:25 a.m.
ITEM 5.	President's information and Old Business: AWM – Insurance & ECR Unit 2	9:30 a.m.
ITEM 6.	Vice President Report: S.E. Corp	
ITEM 7.	New Business: Discussion/Voting: Capital Improvement fee for new homeowners. Painting of Units	10:00 a.m.
ITEM 8.	Owner Concerns or Comments	10:30 a.m.
ITEM 9.	Adjournment	11:00 a.m.
ITEM 10.	Executive Session – if necessary	11:05 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.**

SANDPIPER MEETING SCHEDULE

2024-2025

SATURDAY JULY 20, 2024

9AM

BUCKSKIN FIRE DEPARTMENT TRAINING/MEETING ROOM

SATURDAY OCTOBER 19, 2024

9AM

BUCKSKIN FIRE DEPARTMENT TRAINING/MEETING ROOM

SATURDAY JANUARY 18, 2025

9AM

BUCKSKIN FIRE DEPARTMENT TRAINING/MEETING ROOM

SANDPIPER BOARD OF DIRECTORS QUARTERLY MEETING

July 20, 2024

PRESIDENTS REPORT

We had 2 Actions Without a Meeting, the first was to approve the cost for Sandpipers Annual Insurance. We will be with a new insurance company this year, we asked 3 companies to bid on our insurance. Farmers came back with a “no bid” because they do not insure commercial property like ours that is over 30 years old, the company that insured us for the 2023/2024 came back with a 16 thousand dollar bid and the company that was recommended by our management company came back with a bid of just over \$13,602.80. Happily, the cost was less than projected so when we begin the landscape project, we may be able to vote to move some funds into that project if the need arises. The amount was paid in full to avoid the monthly financing costs which amounts to around \$500.00 per year, this is a nice savings for us because we had the money set aside in advance. The second action was for Unit 2, an Exterior Change Request. This was also approved.

I would like to acknowledge the work that has been done by Karl Copenhaver, our Vice President on behalf of our community. Karl has spent a great deal of time reaching out to homeowners, updating their information, discussing Sandpiper issues and fielding questions and feedback. He has worked hard on the issue we had with S.E. Corporation over the broken landscape pipe. He will be discussing this with all of us shortly. He has also been gathering price quotes for painting our units, designing a concept for the retaining wall repair and has been instrumental in the transition to our new management company. Everything he has been doing is for the long-term benefit of our community and with his knowledge and willingness to roll up his sleeves and do the work, we are all benefiting. Thank you, Karl.

The pool went through a water replacement process before Memorial Day Weekend. Not all of the water was exchanged, but enough was done to help balance out our chemicals. We should be good to go for the rest of the summer. The pool company will let us know if a complete water exchange is called for in the fall.

The retaining wall by the dumpster has been repaired and new reflective items have been installed in hopes that the wall will be more visible and avoid getting hit again.

The landscaping is looking really good. Everyone needs to be prepared for the possibility that we will have some plants explode again this year during the heat. In the fall, when we are doing our landscaping project, we will replace any lost plants.

We ask again that you do not alter the exterior of your units without first submitting an Exterior Change Request and getting approval. If you alter your exterior without an approval, you can be subject to fines.

We will be scheduling our annual tree trimming shortly for September or October and will let the community know when we have a firm date.

We will be talking to some companies and gathering costs for the weed abatement in the fall. We will also let the community know when that will be scheduled and the cost involved. We anticipate somewhere in the 350 to 500 dollar range for the treatment.

Site-Flight has been notified that we have funds in place to move forward with the final landscaping project. He will let us know when he arrives back in Arizona in the fall. We are first on his list of jobs.

In August I will begin working on our preliminary budget for 2025 with our management company. You will have our preliminary budget for discussion at our October meeting as usual.

We continue to solidify our financial positions and plan for the future. Set asides are being logged into our budget as costs or projections are available so that down the road large assessments for maintenance or upkeep will not be necessary.

Voting Question: **CAPITAL CONTRIBUTION FEE**

Motion: Shall the Board vote to approve moving forward with an amendment to the CC&R's for a "New Owner" Capital Contribution Fee?

Reasoning:

To add monies to our Reserve Account upon the sale of a unit. The new owner would pay the agreed upon amount. This would require a CC&R Amendment that would require a 2/3 positive vote to pass and would cost the association approximately \$500.00 to \$750.00 in legal fees to have the amendment written up, received and then filed with the County if passed.

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: 1

FOR YOUR RECORDS:

YOUR OPINION:

YES

NO

Capital Contributions for HOAs

It happens any time you decide to buy a home or condo – you get hit with hundreds of pages of paperwork to fill out and a series of closing costs that can leave you scratching your head. Some of the fees are quite straightforward – like the fee to pay your real estate agent – but some are less clear.

When you buy a home in an HOA, there are several common fees new owners are required to pay. One of the most common fees is a capital contribution fee.

No one likes to pay a fee without good reason – that's why many new HOA members do a double-take when they see the words "capital contribution" included on their initial fee list.

What is Capital Contribution?

Sometimes referred to as a transfer fee, a new owner fee, or a working contribution fee, a capital contribution fee is defined as "an amount of money or assets given to a business or partnership by one of the owners or partners." In other words, when you buy a home in an association, your capital contribution fee provides you equity (or gives you shares) within the HOA.

The good news is that many HOAs only ask their membership to pay the capital contribution fee only once in an HOA's life, which is when the developer turn association control over to the members of the association.

However, some governing documents do specify that an additional contribution is due whenever a condo or home within the association is sold to a new owner. While we know it can be aggravating to have to pay one more fee on top of all your other closing costs, requiring capital contributions from new members is very common and a completely legal way for the association to add funds to their reserve fund.

What is a Reserve fund?

An HOA reserve fund is basically the association's equivalent of a personal savings account. Since the association is a business and likely has amenities and other maintenance costs, those maintenance and repair costs are usually spread out over the course of several years (or even many years, depending on the repair in question).

The HOA is supposed to make specific contributions each year as a way of keeping the reserve fund up to date and to also match the recommendations found within the association's reserve study.

The reserve study is the association's "long-range capital planning tool that helps boards anticipate and prepare for the repair and replacement of their community's common assets." In order to determine the upcoming repair and replacement needs, a reserve study specialist comes every few years, measures the items the community is responsible for maintaining, and determines when they will need to be replaced.

This allows the community to avoid most, if not all, special assessments, since the money in a well-managed HOA should be there for upcoming improvements in most instances.

As a new owner, the capital contributions fee will be used as a way to keep up the reserve fund up to federal standards.

How are HOA finances regulated?

While HOA financial regulations vary depending on the circumstance in question and on state and local ordinances, there are some federal protections offered that are required by all HOAs. While explaining each of those requirements is beyond the scope of this article, one of the requirements does have to do with capital contributions specifically.

In order to protect the homeowners' financial investments, the federal government requires HOAs to have reserve funds. The Federal Housing Association (FHA) requires that HOAs maintain, at minimum, an adequate reserve on deposit, including enough funds to cover all insurance deductibles, as well as the needed repairs and replacements for two years.

Capital contributions continually maintain the minimum amount for the association's reserve funds and may help pay for the future maintenance of buildings, shared common spaces, amenities, and other costly improvements. As an added bonus, keeping the reserve fund amount high through the capital contribution fee usually means a lower annual assessment fee for the owners.

How Much Will I Pay?

It's hard to give an exact number of what fee amount is reasonable because each HOA is different in size, age, state of upkeep, and state and local statutes can also affect the required capital contribution fee. A good rule of thumb is to expect your capital contributions fee to be about two to three times the amount of your HOA dues. The fee can fluctuate greatly from association to association.

While the fees are rarely fun to pay, the capital contribution fee is one of the best ways for the association to maintain and improve their owners' quality of living.

Voting Question: **PAINTING OF THE BUILDINGS**

Motion: Shall the Board vote to approve moving forward with choosing a painting contractor and an assessment to fund the project?

Reasoning:

It has been determined that fogging stucco that is 40 years old would not be the best option for our buildings. Please see attached 3 bids for painting our buildings and fascia boards. An assessment would need to be collected to do this project. The assessment costs could possibly run between \$2000-\$3500 depending on options/contactors.

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: 3

FOR YOUR RECORDS:

YOUR OPINION:

YES

NO

Murrayhill Painting, LLC.

43 Tampico Ln
Lake Havasu City
Arizona 86403

ROC # 348709
EIN: 86-1648686
PH: 206-271-7310

Estimate

*Murrayhill Painting
& Fine Finishes*

*Quality At
Its Best!*



Send To:

Sandpiper Hoa
Karl Copenhaver
8625 Riverside Drive
Parker, AZ 85344 usa

Site Address 8625 Riverside Drive
623-225-8089

City, State, Zip Parker Az 85344

Date: 7/2/2024

Estimate #: 1263

Project: 1263 38 Units

Class PROPOSAL

Item	Description	Total
Estimating	<p>Murrayhill Painting LLC appreciates the opportunity to work with you. Below you will find the scope of work. Let us know if you have any questions or want to add additional items to the work specified below. References will be given upon request.</p> <p>** BELOW PRICING IS BASED ON (7) BUILDINGS (38 UNITS TOTAL) ** ** STUCCO BODY, WOOD TRIM, GARAGE DOORS & FRONT DOORS **</p> <p>**** PRELIMINARY PRICING BELOW ****</p> <p>** Murrayhill Painting requests 3 dedicated parking spots during work hours as well as either a garage or storage area for materials, supplies and equipment throughout the project until completion **</p> <p>** If & When necessary for safety reasons we need to rent a man lift to safely do our work on the roof areas there will be additional costs associated with the rental. Purpose is to protect our team and most importantly protect the Current TILE roofing from breakage / walking on them. **</p> <p>** Attention HOA : For the most part there are no areas of wood rot replacement from my initial walk thru, prior to starting project I would request that we walk each building with a representative of the Hoa to determine if any areas should be replaced prior to paint work starting. There are minor stucco repairs that need to be done but we have them included in our pricing (no major stucco repairs priced at this time **</p>	0.00
EXTRA ITEMS R...	<p>** ALL ADDED REQUESTS TO SCOPE WILL BE CHARGED ON A TIME & MATERIAL BASIS @ \$ 60. PER MAN HOUR PLUS NECESSARY MATERIALS OR WE CAN GIVE HARD BID ON CERTIAN ITEMS THAT YOU WANT TO ADD TO THE SCOPE OF WORK AS REQUESTED</p>	0.00

PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.

Total

SIGNATURE

matt@murrayhillpainting.com www.murrayhillpainting.com

Murrayhill Painting, LLC.

43 Tampico Ln
Lake Havasu City
Arizona 86403

ROC # 348709
EIN: 86-1648686
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Send To:

Sandpiper Hoa
Karl Copenhaver
8625 Riverside Drive
Parker, AZ 85344 usa
623-225-8089

Site Address 8625 Riverside Drive

City, State, Zip Parker Az 85344

Date: 7/2/2024

Estimate #: 1263

Project: 1263 38 Units

Class PROPOSAL

Item	Description	Total
EXCLUSIONS	ASSUMPTIONS/EXCLUSIONS : We have based our pricing for your project on the following items not being included at this time : #1 No decks or walking surfaces, #2 No Deck Ceilings, No Deck Area Metal Railings, No Deck Area Trellises, No Pool Area Painting has been priced, No Wood Replacment Priced, No major stucco repair priced, No Steel/metal entry privacy screens priced, No Gutters, No Man Lift pricing included. All items mentioned above can be priced at a later date if requested.	0.00
	** 38 UNITS / 7 BUILDINGS ** 2 COLORS **	
	** Units: 1-8, 9-14, 37-42, 43-48, 49-54, 55 & 56, 70-73 **	
Pressure Washing	WASH & CLEAN: Wash & Clean all to be painted areas . Please notify us if you have any windows or other areas that may be a leak concern.	3,500.00
Exterior Prep	PREPARATION: Scrape all loose paint, inspect all caulking, caulk as needed	4,950.00
MASKING	PROTECTION: Mask, Protect & Cover All Necessary Areas To Prevent From Overspray / Paint Drips	6,160.00
Exterior Siding & ...	PAINT STUCCO & WOOD SOFFITS : Spot Prime Necessary Areas & Apply 2 Coats Finish	24,500.00
Exterior Wood Trim	EXTERIOR WOOD TRIM: Spot Prime & Apply 2 Coats Finish	12,500.00
Exterior Man Doo...	ENTRY DOOR, JAMB & CASING: Spot Prime Necessary Areas, Apply 2 Coats Finish (NO METAL SCREENS/PRIVACY)	7,410.00
Exterior Garage ...	GARAGE ROLL-UP DOOR : Spot Prime & Apply 2 Coats finish	7,600.00
MATERIALS	MATERIALS & SUNDRIES needed for above stated work	12,485.36
SALES TAX	SALES TAX ON MATERIALS	1,073.74
DOWN PAYMENT	1st Payment of 25% DOWN Required to schedule project \$ 18,046.18 2nd Payment of 25% Due after 2 buildings are completed \$ 18,046.17 3rd Payment of 25% Due after the 4th building is complete \$ 18,046.17 4th & Final 25% payment PLUS any added/extra additional costs due upon completion of the 7th building \$ 18,046.18 + ANY ADDITIONAL WORK ADDED AND REQUESTED	0.00

PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.

Total

SIGNATURE

matt@murrayhillpainting.com www.murrayhillpainting.com

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Class PROPOSAL

Item	Description	Total
Discount	*** FINAL PROPOSAL TOTAL ALREADY SHOWS THE DISCOUNT INCLUDED IN THE FINAL DOLLAR # *** ** IF SIGNED & APPROVED BY AUGUST 1ST 2024, MURRAYHILL PAINTING HAS OFFERED TO TAKE OFF THE BELOW STATED AMOUNT FROM THE BELOW FINAL PRICING ** ** DISCOUNT OFFERED FOR THE SIZE OF PROJECT PRICED ** \$ 7994.40 / making the new agreed upon total if signed by specified date \$ 72,184.70 / Equals out to be approximatley \$1899.60 per unit	-7,994.40
Payment Policies	PAYMENT POLICY : Murrayhill Painting may require a down payment upon starting. We may also send progress billings depending on the size of the job, EACH BILLING WILL BE DUE within 7 days of invoice date. Credit Cards Not Accepted	0.00
PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.		Total \$72,184.70

SIGNATURE _____

matt@murrayhillpainting.com www.murrayhillpainting.com



Prepared For

Karl copenhagen (Sandpiper Hoa)
8625 Riverside Dr
Parker, Az
(623) 225-8089

Pro Power Painting And Restoration Llc

3925 Breakwater Ln
Lake Havasu City, Az 86406
Phone: (928) 208-0184
Email: propowerwasher77@gmail.com

Estimate # 757
Date 07/01/2024
Business / Tax # ROC# 315211

Description

Total

Full Exterior Painting On 38 Units \$125,000.00

Includes pulling back of all gravel from foundation and all walls to be painted.

Will pull down any neccesaerry items that are not to be painted like outlet covers, fan blades, etc..

Includes powerwashing all surfaces to be painted with a turbo bit nozzle to remove all loose paint and to thoroughly clean surface to be painted.

Will Scrape and attend to any loose paint needing scraped.

We will caulk all cracks using 40 year Dap caulking and will caulk all necessary areas that's needed. Will also apply a texture to caulk to hide within any textured areas

Will also use wood filler in areas of detariated /damaged wood and any necessary areas needed.

Will fix any necessary stucco damages to match existing texture using lahabra color coat stucco texture and scratch/fiberglass coat for base texture which prevents cracking.

Includes all necessary masking and taping to prevent any unwanted over spray. Also using drops, floor paper, etc to conver floor. Will not have any over spray on any unwanted items and we will be responsible for those issues if any.

Paint used will be Sherwin Williams lifetime super paint/ primer mix. Flat for walls and gloss for doors and trim. If customers have a sheen preference feel free to ask.

Includes painting of all walls, trim and doors. (Storm doors not included unless added.)
Any Wrought iron fencing, fixtures or anything extra can be added as well.

All debris, trash, and any items moved will be picked up and put back the way they were prior to starting the project.

Subtotal	\$125,000.00
<hr/>	
Total	\$125,000.00
<hr/>	
Deposit Due	\$10,000.00

All deposits are non-refundable. All credit card charges has a 4 percent fee. All estimates are good for up to 1 mo after given date. Customers have 1 year to allow us to have contract completed as material prices are due to change as are labor cost. We Roughly 1.5 to 3 mo out pending on weather

By signing this document, the customer agrees to the services and conditions outlined in this document.

Karl copenhagen (Sandpiper Hoa)

Paul >

I'll get back to you tomorrow.

Thanks

You're welcome

Wednesday 13:48

Karl, a rough estimate for exterior painting is around 75,000.

How long would it take?

Worst case scenario about seven weeks. That's with good weather.

Ok some 4-6 weeks if all goes well? I'll let you know when we get closer so we can get an actual quote after you have walked the site

Ok.

Sandpiper Resort Owner’s Association | MINUTES

APPROVED VERSION

Date July 20, 2024 | *Time* 9:12 am | *Meeting location* Boating and Safety Center

Meeting called by	Sandpiper Board	ATTENDEES:
Type of meeting	Quarterly Meeting	#02 Audrey von Zabern
Facilitator	Karl Copenhaver	#05 Shawn Way
Recording Secretary	Audrey von Zabern	#09 Cindy Casey
		#13 Geraldine Ozio
President	Audrey von Zabern	#45 Kelly Cheetwood
Vice President	Karl Copenhaver	#51 Diana Rose
Sec/Treasurer	Diana Rose	#54 James Stroud
		#55 Karl Copenhaver
		#56 Diana Rose
		#71 Genie Walls
		#71 Mike Magnuson
		ZOOM ATTENDEES:
		#04 Jason Crawford
		#40 Sandee Tessier
		#52 Dennis & Kellie Winners

All Board Members – present, Meeting called to order at 9:00 am.

A motion was made to confirm the Boards Action without a Meeting to purchase insurance for the 2024/2025 year.

2nd, Diana Rose
Motion passed unanimously by the Board

A motion was made to confirm the Boards Action without a Meeting was used to approve the Exterior Change Request for Unit #2 to redo their balcony and replace 2 sliding glass doors.

2nd, Diana Rose

Motion passed unanimously by the Board

A motion was made to waive the reading of the previous meeting minutes from the April 20, 2024 meeting |

2nd, Karl Copenhaver

Motion passed unanimously by the Board

A motion was made to approve the minutes as distributed with no corrections noted |

2nd, Diana Rose

Motion passed unanimously by the Board

The Treasurer's report |

Financial statements provided by Desert Realty Management are accurate, a few outstanding late dues and special assessment payments. Desert Realty Management is in contact with those owners and working on payments.

A motion was made to approve the financials as distributed with no corrections noted |

2nd, Karl Copenhaver

Motion passed unanimously by the Board

Presidents Report |

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We continue to solidify our financial positions and plan for the future. Set asides are being logged into our budget as costs or projections are available so that down the road large assessments for maintenance or upkeep will not be necessary.

Vice Presidents Report |

Money has been received from the insurance company that covered S.E. Corp in the amount of \$13,944.66 for the damage they caused from breaking an irrigation line. This money will be put towards the repair of the area.

New Business & Voting Items |

Motions were made and a second was given to discuss and then vote on the following items:

- 1) Capital Improvement fee for new homeowners.
-Discussed with attendees but tabled for the future.
- 2) Special Assessment for painting our building exteriors.
-Discussed with attendees but tabled for the future.

Owners Concerns & Comments – Call to the Public |

Discussion again about a reserve study and costs of maintaining, repairing and replacing items that have not been a part of a long term financial plan for Sandpiper and the potential costs of major items like roofs, exterior stucco & trim, streets and the pool complex.

A motion was made to adjourn the meeting |

2nd Diana Rose

Motion passed unanimously by the Board.

Meeting adjourned at 11:02 am

Action items	Person responsible	Deadline
Topic 1	Presenter Name	Date time
Discuss Capital Improvement Fund at next Meeting for more input	Audrey von Zabern	ASAP Meeting time

Action items	Person responsible	Deadline
Topic 2	Presenter Name	Date time
Reserve Study and Sandpiper Financial outlook	Jackie Zipprich	ASAP Meeting time

Observers Name(s)

Special Notes:

None

Quarterly Meeting of the Sandpiper HOA Board of Directors:

Saturday October 19, 2024

9 am

Buckskin Fire Department

Meeting & Training Room

Riverside Drive

Annual Meeting of the Sandpiper HOA Board of Directors and Quarterly Meeting:

Saturday January 18, 2025

9 am

Buckskin Fire Department

Meeting & Training Room

Riverside Drive