

# Sandpiper Resort Owner's Association | AGENDA

*Date* Mar 1, 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, Board Introductions	9:000 a.m.
ITEM 2.	Approval of previous Meeting Minutes: Oct 19, 2024 & Annual Meeting Min	9:05 a.m.
ITEM 3.	Treasurer's Report	9:10 a.m.
ITEM 4.	Acceptance of Financials & Treasurer's Report	9:15 a.m.
ITEM 5.	President's information and Old Business:	9:20 a.m.
ITEM 6.	New Business: Discussion/Voting:  Approval of 2025 Budget Approval of 2025 Meeting Dates Vote to move forward a community vote for Special Assessment Vote to move forward on fence replacement	9:40 a.m.
ITEM 7.	Owner Concerns or Comments	10:00 a.m.
ITEM 8.	Guest Speaker – Jackie from Desert Realty Management	TBD
ITEM 9.	Guest Speaker – Beth Mulcahy, Mulcahy Law Firm	TBD
ITEM 10.	In person voting on Special Assessment	
ITEM 11.	Adjournment	11:00 p.m.
ITEM 12.	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.**

## March 2025 Presidents Report:

First let me thank you all for participating in todays meeting. The first thing I would like to bring up is our trash cans. People have been dumping furniture items, boxes, palates and even a garage door opener on the ground outside of or behind our trash bins. Sandpiper is not a dump. We do not have service to pick up these items. Anything not inside the trash cans needs to be picked up and taken to the transfer station/dump across the street from Whiskey River. The local dump is free. If you have furniture items, you might want to consider donating them to the pet shelter thrift store across the street from Dog Fathers. If the trash can lids do not close, we get charged extra. Please keep our trash area clean and the lids closed.

Voting Question: **APPROVAL 2025 BUDGET**

**Motion:** Shall the Board vote to approve the 2025 budget as presented in October and the Annual Meeting?

Reasoning:

The budget is the way the Board stays on track with saving and spending money. It allows the community to be informed of the overall costs of running the association. The budget fluctuates each year and is adjusted accordingly based on the best information available at the time.

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

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO

Voting Question: **APPROVAL OF FUTURE MEETING DATES**

**Motion:** Shall the Board vote to approve the future meeting dates for the associations Quarterly Meetings that were included as an attachment?

Reasoning:

Advance notice to the owners of the Boards schedule.

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

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO

## **2025 SANDPIPER HOA MEETING DATES**

**All meetings will take place at Buckskin Fire Department  
Meeting Room**

**SATURDAY APRIL 5, 2025**

**9 a.m.**

**SATURDAY APRIL 26, 2025**

**9 a.m.**

(To avoid conflict with Easter Holiday)

**SATURDAY MAY 10, 2025\*\*provisional if needed for another Special Assessment vote**

**9 a.m.**

**SATURDAY JULY 19, 2025**

**9 a.m.**

**SATURDAY OCTOBER 18, 2025**

**9 a.m.**

**SATURDAY JANUARY 17, 2026 \*\*ANNUAL MEETING**

**9 a.m.**

February 2025

To the Owners of Sandpiper Resort:

Over the last few years, working along with the other Board members and now our new manager Jackie Zipprich, we have set out to look at Sandpiper's complete financial picture. I believe we are at a turning point for several reasons. For those of you who have been at the meetings or have read the material I have sent, I will reiterate that the insurance industry is shaky. The US has been hit with disasters that have impacted insurance and will continue to do so for many years in the future. The collapse of the Surfside Condominium in Florida brought scrutiny on building structure, repairs, maintenance and lack of reserve funding. We had 2 disasters this year impacting 2 separate parts of the country. The Southeast was hit with Hurricane Helene in September and in January, we all know about the fires in LA. All insurance consumers will see their rates rise across the country. In the Parker area, it has been reported that at least 2 associations have got a 35% hike in their rates recently.

I expect the insurance industry as a whole to aggressively depreciate any claim they can against a policy and deny policies for any property that has the potential for adverse risk.

I have been talking about the age of the underlayment of our roofs for 2 years now. We are at the 20 year mark and the underlayment is due to be replaced. This involves lifting off our tiles, replacing the underlayment and upgrading the tile replacement with any necessary new code requirements. This project is not a choice. If we get an active monsoon season and the underlayment fails, we will have a lot of property damage in the units. Our insurance coverage would be depreciated by the fact that our underlayment was at its maximum life span.

The fence surrounding our pool area has deteriorated to the point that it needs to be replaced. Areas that are not rusted through are either loose, not attached at proper points or fasteners are missing. This needs to be replaced prior to summer. The good news on replacing the fence is that some of the reasons for the deterioration no longer exist. We used to have grass in the pool area and water from the sprinklers sprayed the fence every day. Now that we have Desert landscaping and a drip system for the few plants we have, the new fence will not be subject to this issue. With annual minor maintenance, we should get a longer lifespan from the new fence.

Continuing in the pool area, the roof of the cabana is made up of 1 X 2 wood boards. Many are rotten, lifting and need to be replaced. Because there are slats across the entire length of the cabana, weather (rain) falls right into our bathrooms and pool room resulting in mud-streaked walls, soaked and ruined toilet paper and all electrical equipment subject to the elements. We also get leaves falling into the cabana area from the trees which end up in the pool. Having a solid roof would protect the underlying wood beams, provide a greater amount of shade from the sun and help extend the useful life of equipment, facilities, furniture and the underlying wood beams that hold the cabana roof up. Painting is required to preserve the current structure because much is peeling away.

Painting our units is needed. Since I have been president, I have been hit with a never-ending litany of "this place looks like crap." People have pointed out rotted and broken fascia boards, the paint has faded on the trim. The last time the trim was painted was in 2008, almost 20 years ago. Every garage door, balcony surround, and front door is a different color. We had stucco repair done in many areas and the repair does not match the current color of the exterior stucco. How could it? The original stucco was done in the early 80's and has never been painted or refreshed. A new fresh modern color scheme would change the entire feel of our neighborhood and repair obvious wood damage for a cohesive look that can be maintained and enforced for years to come.

Another regular set of complaints involves our streets and the lack of an entrance gate. At this point our streets need more than just a seal coat. Epcor did a lot of work and their patches are fine, but they do not match the age of the street. We have potholes and the asphalt is crumbling in some areas. Adding an entrance gate at the time the streets are refurbished would cost each owner less than \$1,000. This seems like a no brainer. It would keep

people from using our trash, breaking into our pool and stop any unauthorized traffic going through our property to the desert.

Because we have not had a long-term saving and spending plan for so many years, our stuff has gone from needing maintenance for general upkeep to **major repairs and replacements**. We just cannot keep going down this rabbit hole. Everything that gets delayed costs us more money in the long run. Yes, it will cost us up front now, but if you look at the spread sheet attached, you will see that saving a modest \$40,000 per year will allow us to do all of the upkeep in the future. As we can increase our Reserve Deposits over the coming years, we will go from getting bids and quotes on items we cannot afford without a special assessment to getting bids, presenting them at a meeting to the community, voting on the best one and then scheduling the work. No more surprises or delays. We need to have sufficient cash on hand at future points in time to accomplish our Reserve projects when they are scheduled to occur. We plan, we save, we get the MAINTENANCE done on a regular schedule. Properly funding our Reserves to offset deterioration simply recognizes the true cost of ownership. When the funds exist when needed for Reserve projects – without delays related to passing a special assessment or trying to obtain a loan, curb appeal, owner enjoyment, property values and building safety are maximized. Funding Reserves on an ongoing basis does not increase the cost of home ownership. Funding reserves on an ongoing basis shifts exactly the same costs from large “catch-up” special assessments to small increases in ongoing monthly assessments (our dues).

I am asking you to commit to the comprehensive “catch-up” Special Assessment of \$10,464.00 to complete these projects and allow us to save for a secure financial future. Think about the things that depreciate over time that cost tens of thousands of dollars: cars, boats, RV’s, personal watercraft, motorcycles, etc. The money put into Sandpiper will not depreciate over time, rather it will allow our homes to *appreciate* in value. If you decide to sell in the future, imagine a real estate agent being able to say: clean common areas, new paint, new roof underlayment, new streets, security gate and on top of that, this association is saving for the future to avoid special assessments. These owners care about their property and expect it to be kept in tip top shape and they have the means to make that happen.

Anyone with the ability to pay the total quickly will jump start our projects while we wait for those who need more time to contribute. I realize this is a large expense all at one time, but the long-term benefits to stabilize our financial position and allow us to maintain the property as it should have been over the past 40 years is important to the future of Sandpiper and the values of your homes. We cannot continue to endlessly kick the can down the road, getting quote after quote and special assessment votes year after year.

Sandpiper CAN have a bright future ahead. I think this is the best way forward and I hope you all agree.

Audrey

	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.



Voting Question: **SPECIAL ASSESSMENT FOR PAINTING OF THE BUILDINGS & POOL AREA REPAIR OR COMPREHENSIVE REPAIRS.**

**Motion:** Shall the Board vote to approve moving forward with putting a comprehensive special assessment vote to the membership that would cost \$10,464.00 per unit?

Reasoning:

Painting of the buildings needs to be done to keep up the value of our condo's. There is wood degradation on facia's and other areas on the buildings. These need to be painted to protect from further damage. There have been numerous stucco patches that do not match the current building color. A new color scheme in the community would give us a complete refresh. The pool fence is a hazard and unsafe; it must be replaced before the summer season. 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. Streets need to be refreshed and an entrance gate for security.

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

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO

For painting buildings, wood repair/replacement & pool area restoration including fence, gate & roof

\$188,392.00

\$4958.00 per unit

For Roofs

\$143,750.00

\$3783.00 per unit

For roads and gate

\$65,456.00

\$1723.00 per unit

Total per unit for a comprehensive special assessment:

**\$10,464.00 per unit**

**Sandpiper Resort Owners Association  
MAIL-IN / ABSENTEE BALLOT**

The Sandpiper Resort Association's ("Association") Board of Directors is proposing a special assessment in the amount of \$10,464.00 per Unit (with the option to remit payment in 12 equal installments of \$872.00 per month) for the purpose of paying for extensive repairs throughout the community, including repairs to buildings (e.g. removing dry rot) and repainting the buildings, replacing the roof underlayment and bringing the roofs up to code, replacing the pool fence & cabana roof, street resurfacing & entrance gate.

Pursuant to Article VI, Section 4-5 of the Association's CC&Rs, in order to levy a special assessment, the Association must obtain the approval of at least two-thirds (2/3) of the Members of the Association present, in person or via mail-in ballot, at a duly called meeting at which a quorum is present. For purposes of a special assessment meeting, the presence of Members, in person or via mail-in ballot, entitled to cast sixty percent (60%) of all votes shall constitute quorum; however, if quorum is not met, a subsequent meeting may be called and the quorum shall be reduced to 1/2 of the quorum (or 30% of the votes entitled to be cast) required at the preceding meeting.

You may return this ballot via mail to Sandpiper Resort Association, [C/O Desert Realty Association Management 2432 W. Peoria Avenue Suite 1180 Phoenix, AZ 85029], or via email to [sandpipermanager@yahoo.com](mailto:sandpipermanager@yahoo.com) or [jzipprich@desertmgmt.com](mailto:jzipprich@desertmgmt.com) on or before April 4, 2025 at 5:00 p.m. You may also hand-deliver (by voting in person) your ballot to the Board of Directors at the Meeting scheduled for March 1, 2025 @ 9 am in the Buckskin Fire Department Training Room. This ballot is irrevocable once cast. In order for your vote to count, you must include your name, address and signature on the ballot.

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**SPECIAL ASSESSMENT:** Please mark your position on the following issue by placing an X on the line next to your position:

I approve the levying a special assessment of \$10,464.00 per Unit with the option to remit payment in 12 equal installments of \$872.00 per month) for the purpose of paying for extensive repairs throughout the community, including repairs to buildings (e.g. removing dry rot) and repainting the buildings, replacing the roof underlayment and bringing the roofs up to code, replacing the pool fence & cabana roof, street resurfacing & entrance gate.

YES \_\_\_\_\_

NO \_\_\_\_\_

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Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Property Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

(Note: Only one record owner of a Unit is required to sign this ballot.)

Voting Question: **REPLACEMENT OF POOL AREA FENCE & GATE**

**Motion:** Shall the Board vote to approve moving forward with the replacement of the pool fence at a cost of \$9,937.40 to be included in the painting or comprehensive special assessment?

**Reasoning:**

The fence is not stable and has many holes in critical parts. There is severe rust damage, and it needs to be replaced. The cost of this will eventually be covered in the comprehensive special assessment.

**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

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO