

# Sandpiper Resort Owner's Association | AGENDA

*Date* October 19, 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 July 20, 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 Landscaping Project 2 CD's	9:30 a.m.
ITEM 6.	Guest Speaker, Jackie Zipprich	10:00 a.m.
ITEM 7.	New Business: Discussion/Voting:  Painting of Units  2025 Budget  Monthly Dues Increase  Nominations for Vice President Term 2025-2027	11:00 a.m.
ITEM 8.	Owner Concerns or Comments	11:45 a.m.
ITEM 9.	Adjournment	12:00 Noon
ITEM 10.	Executive Session – if necessary	12:05 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.**

## SANDPIPER MEETING SCHEDULE

2024-2025

### 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

October 19, 2024

### PRESIDENTS REPORT

The landscape repair job for the parking areas above the pool and in the trash area has been completed. Karl took the lead on that job and worked closely with the owner of River Legacy and Jasper Dyer to get the job completed in a timely manner. Grading was done to direct the water and a French drain was installed to hopefully further direct water and keep our gravel in place. It looks great, thank you Karl.

La Paz County came out and did their annual inspection prior to giving us a permit for the pool and spa. They required us to add flow meters on our equipment for the pool and spa and to put soap dispensers in the bathrooms. We will be updating our signage as well to Arizona requirements.

I have been working with our tree trimming company to get them scheduled for our annual trimming. Unfortunately they work for San Bernadino, Riverside and Orange County and they were involved in helping with the fires in California, so that was delayed and they should be scheduled shortly. We will let you know when they will be on site.

The final landscaping project is underway I am sure we all look forward to its completion.

I am still working on securing a company to do weed abatement. I have not found any that will come to Parker yet.

Our preliminary budget has been distributed to you, we think we are done at this point. You will notice that we now have monthly set asides to fund major projects in the future so we are not in the same place 10 years from now.

We continue to solidify our financial positions and plan for the future.

**Jackie Discussion List:**

**Reserve Study & Priorities based on Risk Assessment**

**Why you do not want to deplete the Reserve Account-possible change in law on funding down the road**

**Transferring Funds to a CD**

**Capital Improvement Fund**

**Why you do not want to make an insurance claim**

Voting Question: **PAINTING OF THE BUILDINGS**

**Motion:** Shall the Board vote to approve moving forward with putting a special assessment of \$3400.00 per unit to a vote to the community to paint the entire premises as listed in the scope of work on page 2? Or shall the Board vote to approve moving forward with putting out a special assessment that would only paint the residences for \$2500.00?

Reasoning:

Painting of the buildings needs to be done to keep up the value of our 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: 4

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FOR YOUR RECORDS:

YOUR OPINION:

\_\_\_\_\_  
YES

\_\_\_\_\_  
NO

**SCOPE OF WORK:**

**Exterior of Buildings**

**All Trim & Soffits**

**Front Doors**

**Garage Doors**

**Light Bollards**

**Entrance pool wall**

**Pool Buildings & Doors**

**Any Trim on pool Buildings**

**Interior of Bathrooms**

**Bathroom Doors**

**Cabana**

**Iron Fencing & Door**

**Iron Entrance Handrail**

**Storage Garage Exterior & Trim**

**Roll up Garage Door**

**Garage Entry Door**

**Other Consideration:**

**New Address Number plates**

**\*\*\*style, size, color and cost to be voted on separately**

**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

**Total Insurance** \$ 16,779.00

**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	\$ 1,500.00
Street Sweeping-Unplanned	\$ 210.00
Pool & Spa Maintenance/Annual	\$ 6,800.00
Pool & Spa Permits	\$ 400.00
Licenses & Permits	\$ 45.00
Meeting Space Rental	\$ 250.00

**Total Professional Fees** \$ 49,205.00

**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

**Total Repairs** \$ 11,600.00

**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

**Total Supplies** \$ 4,750.00

<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 Operating	\$	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>	\$	140,684.00
<b>Total Expenses per Unit/38</b>	\$	3,702.21
<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>	\$	1,164.00



Voting Question: **MONTHLY DUES INCREASE**

**Motion:** Shall the Board vote to approve a 5% monthly dues increase to \$308.00 per month?

Reasoning:

To continue to fund the association.

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: 0

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FOR YOUR RECORDS:

YOUR OPINION:

YES

NO

# Sandpiper Resort Owner's Association

BOD minutes October 19, 2024

Location: Buckskin Fire Station

Meeting called by	Sandpiper Board of Directors	<u>ATTENDEES:</u>
Type of meeting	Quarterly	# 2 Audrey vonZabern
Recording Secretary	Diana Rose	# 45 Kelly Cheetwood
		# 46 Kath/Don Pizza
		# 51 & 56 Diana Rose
		# 55 Karl Copenhaver
President:	Audrey vonZerbern	
Vice President	Karl Copenhaver	<u>ZOOM:</u>
Secretary/Treasurer	Diana Rose	# 73 Nicole Willis
		# 49 J. Tessier
		Jackie Zippich,
		Desert Management

All Board Member present. Meeting called to call at 9:30 am by president Audrey vonZabern.

A motion was made to accept the BOD's Action without a meeting regarding Phase II of the Landscape Project. Motion made by Diana Rose and unanimously approved.

Motion made to accept the minutes of the last BOD meeting. Motion made by Diana Rose and accepted. Motion was unanimously by the board.

Motion made to accept and approve the change order for Unit #2 garage door.

**Treasurer's Report:** Financials were sent to all homeowners by Desert Management. Report indicates that we are moving forward to secure Sandpiper's financial future. Two CDs were purchased moving money from our reserve account to obtain a higher interest rate. Each CD is \$25,000.00 earning approximately \$1500 in 2025 in total. Budget for 2025 was made available.

**There was discussion regarding the Landscape.** Site Flight was hired to redo all of the fronts on each unit as well as between units 8 & 9. Units 1-8 will have DG which will keep the dust down from entering those units. This should be complete by Wednesday 10-23-24. There have been many favorable comments regarding this project.

Jackie from Desert Management opened the discussion regarding the Capital Improvement Fund. She indicated the importance of this since Sandpiper had failed in the past to plan for future expenses. This will be re-addressed at a future date.

**Discussion regarding the painting of buildings.** The board will obtain new bids and present it to the membership at the January General Meeting. Tim Walsh was a big help in determining what should be on the bids which will be furnished to the membership. His suggestions were sent via email to President, Audrey vonZabern. A ballot will be sent out to the membership for voting. Sandpiper has never been painted since it was built and needs a serious facelift.

**Dues:**

Due to rising costs from vendors the dues will be increased to \$308. effective **January 1, 2025.**

**Motion made to adjourn the** the meeting and was unanimously approved at 11:00 am

**NEXT MEETING:** January 18, 2025 at 9:00 am at the Buckskin Fire Station.

**Teamwork is the ability to work together toward a common goal....**