

Sandy Harbor Property Owners Association

Board of Directors Meeting Minutes

October 23, 2021

*Approved
March 5, 2022*

Keith Woody, President called the meeting to order at 10:00 AM. He checked with Linda Yarbrough to make sure we have a quorum of 25 today. We did. Keith then explained If we needed a vote of membership today, we have to have a quorum of at least 25 members present. Keith then welcomed property owners and asked new property owner, Ted Dicus, to introduce himself.

The minutes of the July 24, 2021 SHPOA Board of Directors meeting were presented by Judy Hindelang, Secretary. There were no corrections. There was a motion to approve the minutes as read. It was seconded and approved.

The financial Report was presented by Chris Baumgartner, Treasurer.

Income: \$39,120.15 (primarily from dues)

Expenses: \$12,986.54

Net Operating Income: \$26,133,61

Cash Balance: \$69,057.15

There was a motion to accept the financial report as read. It was seconded & approved.

Doug Hindelang, President of the SHVFD Board gave an update on the fire department. The new Dodge fire truck is in but has been in the shop since we got it. It has issues with the engine. They replaced the head on it and as of yesterday, it's got a vacuum leak. Susan Gonzalez obtained a grant to purchase 3 new SCBA (self contained breathing apparatus) bottles. SHVFD has also applied to PEC for a grant to replace the AC for this building. Corix put in a new water tap down in Park B which will cut the timing to fill up the trucks in half. We got in the new AEDs (automatic external defibrillators) and have had training on those. We are encouraging everyone to join one of the Air Evac Services. They purchased a new mower because the old one died. The Fire Dept mows the parks to raise money for the fire department. They're looking at having a gumbo dinner cooked by Randy Brodnax. He is a professional potter and will be selling some of his pottery. All profitable proceeds will go to the fire department. There will also be a tool sale. The next big expense will be to replace our radios. They're so old that parts are no longer available for them. They will continue to apply for a grant to replace the radios. After that, the next thrust will be to do some remodeling on the Fire Hall to make it more useful for people in the community. If anyone wants to see the SHVFD accounting books, they are open to the community. Just contact Doug Hindelang,

President and he and Susan Gonzalez, Treasurer will go over them with you. The Fire Dept number is 830-753-0711 for non-emergency calls. If it's an emergency, always, always call 911 first.

Truth Camina, Chairman of the Architectural Committee gave an update. Truth wanted everyone to know that the paperwork they need from you if you're building a new house or changing the footprint of a current house are on the Sandy Harbor website at sandyharbor.org. She urged anyone building a new house to obtain a permit from Llano County which is required and locate your property pins. There was a lot of discussion regarding locating property pins. She said the Architectural Committee email is sandyharborac@gmail.com. Keith Woody reminded everyone that failure to obtain approval from the Architectural Committee can result in a \$500 fine which is in the restrictions. All of our Sandy Harbor restrictions are posted on sandyharbor.org along with a lot of other helpful information.

Ed Duckworth announced that the annual Sandy Harbor Christmas Party will be on Saturday, December 18, 2021 at 5:30 PM. He is asking for volunteers to help decorate and clean up. Several members of the audience volunteered to help Ed. He also announced we have proposed dates for quarterly board meetings for 2022. He also mentioned that we have a Board Planning Meeting every 2nd Tuesday at 5:30 PM in the Fire Hall. It is an organizational & planning meeting only. It is NOT a closed meeting and anyone who would like to attend as an observer only is welcome to come. Ed noted that according to our bylaws, we only have to have 1 annual public board meeting a year but the board decided to do quarterly meetings to keep everyone in the loop on what's going on. The quarterly meetings for 2022 are all on a Saturday at 10:00 AM (unless otherwise notified) at the SHVFD Fire Hall. Keith Woody reminded us that these dates are only place holders. Sometimes life happens and we have to change the date but you will be notified if that happens. The proposed dates are as follows:

February 5, 2022

June 18, 2022 (Picnic & Voting for the new Board)

August 27, 2022

October 29, 2022

Ed reminded everyone that our annual property owner dues are due on April 1. Soc Gonzalez, a member of our volunteer fire department team, reminded the board that the Fire Dept has the building all day on the 2nd Tuesday of every month for training.

Keith Woody addressed the subject of our Board of Director organizational/planning meetings. We have planning meetings to make sure we are able to facilitate meetings like this. Anybody is welcome to attend our planning meeting as an observer. It's clearly in our

bylaws & the property codes that planning meetings are allowed. We're not taking formal actions in planning meetings. As an example, in the last planning meeting, we reviewed what the recommendations were from the 2 committees that were appointed to review the requests from property owners to add, delete or change restrictions. We planned that out within those planning meetings so we could introduce their recommendations in a timely & efficient manner. The board will vote on those today after hearing discussion from the community. The planning meetings are just to help us as a board to prepare for what the community has asked us to do by electing us to the board. One of the things we talked about as a board is a capability to make some financial decisions outside of planning meetings. At one time we talked about the board being able to make financial decisions up to \$1,000 without needing to do it at a public meeting. An example would be buying the POA Christmas Party ham. A motion was made that the Board of Directors be allowed to spend up to \$1,500 without having to bring it to a public vote. It was seconded. There was discussion around this motion from the floor. The board voted unanimous approval of the motion.

Keith reviewed the restriction amendment modification process. Copies of that amendment process were passed out before the meeting. Within 90 days of receipt of the committee report, the board will adopt a position. That is what we'll do today with you. We have received the recommendations from the Short Term Rental Committee headed by Truth Camina & the Assessment Committee headed by Chris Baumgartner. These recommendations to the board are what the committee thinks should be used on the ballot for an anonymous mail-in vote by property owners of Sandy Harbor subdivision. Keith turned the meeting over to Truth Camina who explained the process her committee went through to come up with what should be presented on the ballot for a mail-in anonymous vote of property owners. She then made a motion the community be allowed to vote on keeping short term rentals to no less than 6 months or changing short term rentals to no less than 3 months. It was seconded. The floor was opened for discussion. After discussion, the board voted on Truth's motion. It passed with 8 approvals, 2 oppositions and 1 abstention

Keith thanked everyone for their input and then turned the meeting over to Chris Baumgartner. Chris reviewed what her committee recommends to present for a vote to the community. There are 7 separate items for the board to vote on. Chris made a motion that the community be allowed to vote on the following 7 items separately in a mail-in anonymous vote. The motion was seconded.

1. INCREASE ANNUAL POA DUES - Propose rate increase to \$40 per lot and \$230 per residence.

9 approve, 2 oppose

2. LATE FEE - Add late fee after 90 Days past due date of \$5 per lot and \$25 per residence. If assessments remain unpaid after 180 days, a late penalty will be levied every 180 days.

10 approve, 1 oppose

3. TRANSFER FEE - Transfer fee of \$50 to be paid when lots or a residence are sold to new owners to support the preparation of documents for title companies, updating accounting records & other administrative costs.

Vote was unanimous approval.

4. LIEN – This would make the timeframe of filing liens part of the restrictions & include a processing fee of \$100

10 approve, 1 oppose

5. NEW CONSTRUCTION FEE – Owners shall be assessed \$500 fee to build new construction to help with impact on heavy vehicle traffic/increased traffic on roads.

Vote was unanimous approval.

6. ASSESSMENTS CURRENT PRIOR TO APPROVAL TO BUILD – Architectural Committee will verify with treasurer that dues are current before providing approval to build.

10 approve, 1 abstention

7. HARDSHIP CLAUSE – Neighbors can donate to a fund that could be used for neighbors experiencing a hardship & are unable to pay annual assessments.

Vote was unanimous approval.

Chris opened the floor for discussion. After discussion, the board voted on the above items one at a time. THE ACTUAL VOTE COUNT IS LISTED UNDER EACH ITEM ABOVE.

The next step in the amendment modification process is to elect a Canvas Committee Chairman to lead the process of sending out the ballots, collecting the ballots and counting the votes. Chris Baumgartner nominated Melissa Migliori to be Canvas Committee Chairman. The board voted unanimously to elect Melissa Migliori to be Canvas Committee Chairman. She accepted. Keith encouraged non- board members to volunteer to help with the vote count.

Keith introduced Brad Gosdin as the Committee Chair of the Parks & Maintenance Committee. Brad reviewed some of the things he'd like to do to improve our parks. Glen Sanders & Chuck Wingate are helping Brad.

***Signs updated & replaced**

***Enforce parking passes**

***Utilize Park B more**

***Put in picnic tables**

***Parking sticker on every car**

***Maintain the parks**

***Improve lighting**

Keith Woody reminded everyone that anyone can be a part of any committee at anytime. He encouraged people to join committees they were interested in. Right now, we need some people to help on the Roads Committee, chaired by Rod Baumgartner as well as the Parks & Maintenance Committee.

New Business – Keith talked about 2 topics that had come up today & deferred to new business. One was about the parks in particular. In looking at the survey Truth Camina's team sent out, it says "what I dislike about Sandy Harbor is...", #1 Unauthorized Use of Parks, #2 Lack of Regulation & Enforcement, #3 Speed of Traffic, #4 Quality of Roads. From a board perspective as we move forward in our strategic discussions, we've got to address this topic. There was discussion from the floor about enforcement. Keith mentioned that enforcements often carry risks.

Other New Business – Keith Woody reviewed the history of replatting in Sandy Harbor. There was a lot of discussion from the floor regarding replatting. Keith reminded us that we have a process to add, delete, or change restrictions. The next date to get that documentation in to the board is July 1, 2022.

Keith asked for a motion to adjourn the meeting. A motion was made & seconded.

Respectfully Submitted,

Judy Hindelang

Secretary

SHPOA