

Sandy Harbor Association, Inc.
Board of Directors
Property Owners Meeting April 09, 2016

The Property Owners meeting began approximately 10:00 a.m. Board members attending the meeting were: Linda Crosby, Mary Ann Ayers, Soc Gonzalez, Karla Melde, John Robson, Perry Farley, Ed Duckworth, Linda Yarbrough. Keith Woody, Cameron Krog and Judy Hindeling were absent. There were 15 property owners attending the meeting, including Board members.

Linda Crosby called the meeting to order.

POA Minutes: Karla read the minutes from the January 9, 2015 meeting. The minutes were accepted as read.

Treasurer's Report: Linda Yarbrough reviewed the Treasurer's report. The report was accepted as read. The POA General Liability policy covers accidents that might occur at parks; flood damage is not covered. Ten property owners paid only \$10 last year (did not pay voluntary amount), which lowered our annual income by about \$1,000.00.

No update on the VFD other than fund raising events are planned for October.

Board Members Terms expiring May 28, 2016 are: Keith Woody, Perry Farley, John Robson, Cameron Krog and Karla Melde. Three vacancies need to be filled; Cameron and Karla would like to serve another term.

New Restrictions Proposal: The plan is to proceed with developing new Restrictions for all 4 sections of Sandy Harbor even though Section 4 failed to pass the new Amendment Procedures last October. It is the Board's hope that all 4 sections will be a part of the Property Owners Association and under the same Restrictions and Rules. A re-vote by Section 4 for the Amendment Procedures will be conducted after November 30, 2016.

Linda Yarbrough reviewed the Board's recommendation to propose the same restrictions document that property owners voted on and approved in 2007, with the exception of three new issues. The issues needed are 1) making sure any law changes since 2007 are included, 2) addition of using email to conduct business and 3) the issue concerning dues vs lot sizes, primarily in Section 4, that may be too small to meet minimum requirements for septic or other utility installation.

There was discussion about how to fairly solve the lot size issue as they relate to annual assessments. Suggestion #1 from a property owner: Other POAs charge a flat rate regardless of lot size or a residence. When you purchase property you accept the Restrictions that are stated on your deed. With 167 property owners (including Section 4), if \$30,000 is needed to fund POA expenses, each property owner in Sandy Harbor would pay \$180, regardless of number of lots and/or residences. Suggestion #2 from a property owner: Base dues on Llano County property values. This will require research and a formula applied to determine a percentage for each property owner to pay.

Committee Reports:

Architectural Committee: No new proposals were received since the last meeting.

Park Repairs and Maintenance: Over 20 property owners volunteered their time to clean up parks on the last work day. The VFD is watering the new pecan trees, making use of the dry hydrant to obtain water and practicing using the fire truck pumps by doing so. There is still work to be done at several parks and volunteer work days will be scheduled later. There has been discussion about building jetski ramps for property owner use.

Road maintenance: It takes one to two years for Llano to plan work schedules to perform road maintenance. The last road resurfacing done in Sandy Harbor was in 2011 at a cost of about \$39,000. The last new road built was Cedar (Section 4) in 2013 with cost of about \$13,000. The Board plans to adhere to the road maintenance schedule recommended by Llano County, which is about every 5 years all existing roads should be resurfaced. Llano County conducted a road survey recently and measured existing roads to ensure accurate costs will apply per mile. The report findings are posted on the website.

The May 28th annual meeting will be held at the Fire Hall with registration starting at 10:00 a.m. and the meeting to begin at 10:30. The planning committee members are: Linda Crosby, Suze Raff, Alta Killgore, Linda Yarbrough, Ed Duckworth and Susan Gonzalez. The POA usually pays for meat, paper goods and condiments.

Community Forum:

A property owner suggested that the annual meeting date be changed to a different date. The Memorial Day weekend is usually spent with family and POA business is not a priority during a family weekend.

Soc Gonzalez agreed to repair the Yield Sign at Centerview since it is turned the wrong direction.

A property owner commented that drivers are not obeying the 25 mph speed limit.

A property owner discussed the need to dredge parts of Sandy Harbor's waterways to clear boat access to Lake LBJ. He wanted to gauge interest in property owner's contributing to this effort; the proposal is \$80,000 that includes dredging a path about 900 x 20 feet about 1.5 feet deep. The POA does not have funding for this project and will not participate in the collection of monies donated by property owners, but might consider contributing to dredging the Park areas and boat ramps. Before proceeding the use of parks to hold spoils from dredging would need to be approved by the Board after property owners are polled to allow this use. Also, use of large trucks to haul spoils can cause damage to roads so money must be set aside by property owners to ensure repairs can be done.

A property owner asked about burning the vegetation on one of the islands in the Sandy Creek area of the lake near Park C. The island is a snake pit. The owner was referred to LCRA before proceeding and/or suggested mowing as an option.

A property owner suggested that a sign be erected in Park A to warn boaters that the channel is shallow and prop damage could occur.

The meeting was adjourned at about 12:00 p.m.