

Sandy Creek Homeowner's Association

Neighborhood Meeting Minutes

VooDoo BBQ

April 19, 2009

4:00 p.m.

Introduction of 2009 officers

- Barry Hanks – President
- William Jones– Vice President
- Mary Barichivich – Treasurer
- Robin Taylor – Secretary

Introductions – Barry Hanks – 4:14 pm

- Introduction of new Board of Directors
- Introduction of Architectural Committee – Brittaney and Tim Spruill
- Discussion of Restriction Overview

Report of Financial Statements – Mary Barichivich

- 76 payments in
- 60 unpaid
- To help address dues, encourage neighbors to pay

2009 Plan for un-budgeted expenses – Will Jones

- 2008 surplus went towards new fences
- 2009 surplus (if dues are paid) will be focused on enforcing restrictions/compliances through liens placed on those who don't pay dues or follow restrictions

Old Business – Barry Hanks

- \$1,500 + went towards tree removal
- Over \$5,000 went towards new fence
- Paid our taxes
- Filed our Incorporated papers
- Purchased QuickBooks and an external hard drive – to update and increase efficiency with data collection and finances
- Land Donation/Common Areas – began discussion of donating the land
 - Move the expense from the HOA to the Homeowner's granted the donation
 - There is no way our current residents can take advantage and access of the property
 - Costing us too much for upkeep
 - Land is located behind Sandy Creek and behind the 3 lots facing Rollins Road
 - Barry prepared a draft of land locations and proposed donation
 - Brittaney Spruill asked to see if we could buffer the land and turn it into wooded area – Over growth and upkeep would be too hard
 - Another resident asked about who would pay for the legal fees, documentation and notary – Barry said it would be the Association's expense

- Robert Roshto interested in the land donation, along with 2 other residents
- Land falls into wetland and flood plain
- 8 acres
- We want to be fair in our decision and have a plan of action
- Barry asked that we bring this up under new business for vote

New Business – Barry Hanks

- Future Beautification Projects
 - Top Choice for 2009 Beautification Project**
 1. Cast Iron Street Signs
 2. Improved Entrance Lights
 3. Cast Iron Stop Signs
 4. Speed Bumps
 5. More Lights in Neighborhood
- Crape Myrtle Fundraiser
 - 17 – NO
 - 5 - Yes
- Due Collections
- Problems Being Addressed
 1. Unpaid Dues
 2. Unkept Lawns and Landscaping
 3. Broken Fences
 4. Broken Windows
 5. Broken Mailboxes
 6. Storage Units and other Construction not approved (i.e. pools)
 7. Trailers
 8. Satellites
 9. Dirt bikes and 4-wheelers
 10. Aluminum Awnings
 11. Parking in the Grass and on the Street
 12. Restoration of damage following a disaster
 13. Leash Law and Dog Laws

TO ADDRESS Motorbikes, 4 wheelers, animals – Residents must call the police or animal control
- Architectural Committee – Brittany and Tim Spruill
 - Review of Restrictions
 - Went over each change per document : ***Suggested Changes to Amendments 4-19-09***
 - Barry went over Flood Insurance Overview and recommended it to those against the Bayou
- VOTES:
 - John Barichivich – Motion to change the restrictions per Board of Directors Recommendations.
 - Tim Spruill Seconded it
 - All residents voted in favor
 - No residents opposed
 - *Approved with the understanding that the Board would post the restrictions on the Web site, via email and review resident feedback.

- Board will also seek professional advice towards looking into the satellite issue
- Bret Bean – Motion to donate the land behind the homes (aka Common Area 1 and 2).
 - Jonathan Bickham Seconded it
 - All residents voted in favor
 - No residents opposed
 - Officers will move forward with the process

Open Discussion – Barry Hanks

- Windows with fog issues – call your builder and check on the warranty
- If you have problems email them to the Association
- Dogs – lets remind our neighbors to pick up after dogs
- Canal Maintenance – Mr. Bean asked if the HOA would fund Canal Maintenance
- Garden Club – Volunteers needed to help upkeep the neighborhood
 - Stacy Barbay volunteered
- Speeding
- Generators
- No Trespassing Issues
- Noise Violations – ***Residents need to call the police with time, location and license # if possible***
- Rental Properties
 - Barry reviewed that we can't do anything legally about it
 - Bret Bean – Motion that the HOA no longer allow rental properties in Sandy Creek beyond what currently exists. Residents must sale their properties.
 - Brittaney Seconded it
 - All residents voted in favor
 - Officers need to take this motion and see what we can do to legally change the restrictions.

Meeting adjourned at 5:25 pm

Notes taken by Robin Taylor

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rev. 1/29/08