November 13, 2017

SANDY CREEK CONDOMINIUM ASSOCATION

ANNUAL MEETING MINUTES

A quorum was established. The following residents were in attendance:

 Mary & Joe Giachino

 Mike Quinn

 Mark Copland

 Mark Couling

 Mike Teagan

 Linda Kummer

 Linda Henderson

 Dan Fields

 Deanie Fernandez

 Jennifer McDonnell

 Brian Radtke

 Kelly Buckberry

 Gordon Konz

 Mary Jane Khoshnegah

2017 Budget review – Jennifer reviewed income, expenses and account balance. The budget was accepted as presented.

1. Old Business.
	1. Docks– Widening of the boat slips has been contracted, and down payment made. One additional boat slip will result from reconfiguring the docks.
	2. Boardwalk Repair - The last section of the boardwalk before the dock will be repaired and raised to reduce the frequency that it is submerged, and reduce the traction hazard.
	3. Swim Platform repair. The swim platform has a leak in one of the pontoons. Repair of the platform is planned for the spring. It is currently being stored by Mr. Chamberlain across the lake.
	4. Feedback on mosquito spray. The consensus was that it seemed to help. A vote was taken and we will continue the treatment next year.
	5. Feedback on SCCA website: Everyone agreed that the price reasonable and the benefit was worthwhile.
2. New Business
	1. Front Sign Repair – Mark Couling reported that his assessment was that the sign itself still had serviceable life, but required to be cleaned and painted. The main issue is that the poles supporting the sign have significant rot. The plan is to gather a few neighbors in the spring to replace the poles, remount the sign and paint.
	2. Committees. Membership on current committees was reviewed. All current committee members are currently willing to continue.
	3. Election of Board Members. Deanie Fernandez and Brian Radtke were reelected to the board. Jennifer McDonnell, Mark Copeland and Mike Quinn will continue their terms in office.
	4. Seasonal Decorations at Front Entrance – Kelly Buckberry inquired whether there was interest in adding seasonal decorations at the front entrance and offered to perform that activity. There was consensus that this was a desirable activity. Deanie offered her assistance. Anyone else interested should talk to Kelly.
	5. One theft reported – There was a report of a generator being stolen from underneath a deck. A suspect was identified to the police by the member, but other members should be mindful of any valuables left in the yard. It has been many years since any theft has been reported, so hopefully this is a one-time occurrence.
	6. No trespassing sign along Sandy Creek Drive – Discussion surrounding the current sign along the left side of the road. It is currently obscured. Some felt the sign was worded very harshly and consideration might be made to reword it. The board agreed to look at the sign and determine whether to keep it. Mark Copland stated that he placed an additional No Trespassing sign before the boardwalk due to a group of frequent uninvited visitors. That sign has cut down on that activity.
3. Roads
	1. Road Replacement - Jennifer reviewed that we have not yet obtained the recommended 60% of residents signing the petition to proceed with the bond through the township (all parties on the deed need to sign in favor). The petitions do not expire. The gross estimate provided a few years ago by the planning engineer would equate to approximately $1300 over 15 years. The township would collect the apportioned amount along with the yearly taxes. A survey will be sent out to the current residents asking for an indication of whether the household is in favor or not (all parties on the deed need to sign in favor).
	2. Repairs. The repair patch that Mark Copland performed just south of the Kummers’ property is holding up well. Mike Teagan contacted the county regarding the area around the sunken drain in the front that the county will need to repair. In the interim, until new roadwork is agreed upon, the association will continue doing some minor patching. Larger repairs will be contracted, as needed.