

SANDY CREEK AIRPARK OWNER'S ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
August 11, 2022

A meeting of the Board of Directors of the Sandy Creek Airpark Owner's Association, Inc. was held on August 11, 2022 via conference call.

- I. Call to Order and Quorum Certification:** The meeting was called to order at 10:05 a.m. with Board members Patrick D'Isernia, Luke D'Isernia, Mark Dorsten and Kevin Cruson present. Tammy Mallory and Patrick Harvey from Burg Management were also in attendance and recorded the minutes. Owners present were Norman Summer, Jeff Shepard, Joel Smith, Craig Cromer, Rob Henry, Myron Oakley, and Louis Wolfred.
- II. Proof of Notice:** Management confirmed that notice of the Board meeting was posted in accordance with Association By-Laws.
- III. Approval of Previous Board Meeting Minutes:** By consensus, the meeting minutes from May 26th meeting were approved.
- IV. Old Business:**
 - a. Gate Repair and Maintenance-**
 - Owner Joel Smith is working to correct the issue. The remote receiver had an electronics failure. He repaired it and it is now working, but only for existing remote codes. The programming function is not working. He is in the process of procuring a replacement unit. This will result in all remote codes needing to be reprogrammed.
 - b. Parkway Road Repair-**
 - Kevin has walked the property with Mark who has procured a tentative agreement with a third-party contractor to complete the repairs. Mark has abstained from all voting related to this matter to avoid conflict of interest. The estimates he has received are for time and material/equipment and are 2.5 months old. Mark will meet back with the contractor for updated pricing. The previous project pricing was comingled but was \$2300 to repair the hole in the road and \$14,000 for repair of the drainage culverts and the concrete boxes in the community. Patrick D'Isernia motioned to approve the expenditure of up to \$20,000 to have the work completed (culverts & road repair). The motion was seconded by Luke D'Isernia and approved unanimously with Mark abstaining.
 - c. Concrete Drainage Structures/Culverts-** See above
 - d. Club House Project-**
 - Pricing for the windows and doors has increased in the 2.5 months since originally being approved. The repairs for the community center we previously already voted on and approved. \$5,000 towards that has already been paid out. Mark will resubmit invoicing to the management company to reflect the new pricing and will reflect the previously paid \$5,000. The Board may consider additional work such as replacement for the third flag pole if funds allow.
 - e. Results of Engineers plan for Shepard Project-**
 - Awaiting completion from engineer.
- V. New Business:**
 - a. Draft Budget Review-**
 - The Board will review the draft budget presented by management in preparation for the annual meeting later in the year. The proposed budget includes a 15% or more increase. There may be cause to amend the current 2022 budget to address a budget deficit. The Board will direct management in any case.
 - b. 13122 Parkway ARC Application-**
 - The applicant Myron Oakley was present to explain his application. The application was for the driveway and pad/tie down area only. Patrick D'Isernia motioned to **CONDITIONALLY APPROVE** the application for the driveway and pad only, pending a review of the Governing

Documents to ensure there are no restrictions that would prohibit that. The motion was seconded by Kevin Cruson and approved unanimously. The Board and Management will review the Documents and render the approval letter to Mr. Oakley, if applicable.

VI. Adjournment: With no further business, the meeting was adjourned at 11:10 a.m.

Respectfully Submitted,

Patrick Harvey
Association Manager