

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 9-19-24

The meeting was called to order at 5:06 pm. Quorum was established. Members present were Cheryl Galaszewski, President, Dawna Hicks, Vice President, Nicole Magic and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Nicole motioned; Dawna seconded; to approve the minutes from 6-26-24. Motion carried.

Financial Report

- As of August 31, 2024 - checking balance \$22756.62. Operating Savings \$48004.81. Working Capital\Reserve balance \$376,382.10.
- As of August 31, 2024 – There are six homeowners more than 30 days' delinquent. One homeowner is still on a payment plan for the special assessment. The homeowner that has not paid their bill Filed Chapter 13, then Chapter 7. The attorney is monitoring.
- The financials were reviewed.

Violations

- The violations were reviewed. One house has a noise issue, and the landlord is cooperating for a solution.

Unfinished/New Business

- Slurry complete.
- Mud jacking complete.
- \$1000.00 in repairs to edging issues complete.
- Kristie will have the Fire Lane painted red.
- Nicole and Kristie walked with landscaper and ordered boulders for areas that do not have any plants. Also, to trim the trees that hit the buildings and remove all dead plants.
- The safety updates for the gate are complete.
- New sign at the Dublin gate complete.
- Nicole signed the new collection policy and Kristie will email out a notice of new policy to community.
- Kristie is still looking for someone to translate parking signs into spanish.
- Corporate Transparency Act reviewed.
- Kristie will call DooDoo Duty about fluffing up the mulch.
- Kristie will order postcards for resident snow removal.

The meeting was adjourned at 6:40 pm Kristie McKitterick took the minutes on behalf of the Board.