

Sand Creek Villas Community Association, Inc  
Board Meeting  
January 11, 2016

Mike Willoughby called the meeting to order at 3:57 pm. Quorum was established. Members present were Mike Willoughby, President, Lorrie McCoy, VP, and Cordelia Smith, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Lorrie motioned; Mike seconded; to approve the minutes from 9-15-15, 11-4-15. Motion carried. Annual meeting minutes were reviewed.

#### Financial Report

- As of November 30, 2015: Checking balance \$2095.41, Operating Savings \$218.90, Working Capital\Reserve balance \$308298.57 (includes settlement money).
- As of November 30, 2015 one homeowner was more than 30 days' delinquent.

#### Violations

- Reviewed

#### Unfinished/New Business

- Pulte dues – Status report given

Entered Executive session 3:47 pm

Exit Executive session 4:17 pm

- Mike motioned; Cordelia seconded to give Lorrie the power for negotiations with Pulte after reviewing guidelines in executive session. Motion carried.
- CB Insurance did not give a final bid on insurance.
- Cordelia motioned, Mike seconded to give approval for all email votes that covered the extra work for concrete, asphalt, drainage and mud jacking. Motion carried.
- Mike motioned, Cordelia seconded to give bonus gift cards to Brock, lead asphalt person, Nate, and lead concrete person. Expert Concrete saved the association 5k to 10k not to mention the quality of the work received was due to them supervising the jobs. Example Expert Concrete would saw cut larger holes when Rocky Mountain did not cut the entire area needed or at all at no additional cost to the association.
- Reserve Study – Kristie pointed out that Sand Creek has not done a Reserve Study in several years. Board voted not to do at this time due to cost.
- American Family ask if Sand Creek allowed BBQ grills on front porch. The Board decided to avoid higher insurance cost Kristie will send a postcard to all residents to remove the BBQ grills from front porch and follow up with violation letters.
- Smart Clocks were leaking 32 gallons a minute before Taylor Made fixed the known leaks in the system. They are still leaking 17 gallons per minute and Chris continues to look for all the leaks and get the flow meters operational.
- Cordelia volunteered to re run for the Board of directors.
- Gates – Hit by a car. DC mechanics came out and adjusted the eye and fixed the damage.
- Kristie will send out a postcard to remind homeowners to change out smoke detectors every 10 years.

- Kristie will send a letter to 6915 Sandcastle allowing 5 years to change the garage door to garage door that is the same as the other doors. There was also a unit on Sandbar that was given the same timeline a few years ago.

The meeting was adjourned at 5:05pm.

Kristie McKitterick took the minutes on behalf of the Board.