

Sand Creek Villas Community Association, Inc
Board Meeting
Wednesday, January 12, 2011

Tom Hart called the meeting to order at 3:05 pm. Quorum was established. Members present were Tom Hart, President and Ray Cordero, Secretary-Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Ray motioned; Tom seconded; to approve the minutes from November 10, 2010. Motion carried.

Financial Report

- As of December 31, 2010: Checking balance \$7372.06, Operating Saving \$13194.08, Working Capital\Reserve balance \$923571.57 (includes the roof insurance money).
- As of December 31, 2010 seven homeowners were more than 30 days delinquent. Three homes are currently in foreclosure.

Old/New Business

- A letter was sent to all homeowners that have tenants with a copy of the Rules and Regulations asking them to make sure that all tenants receive a copy of the rules.
- Kristie re-negotiated TJP's contract and lower the monthly price by \$680.00 with no service reduction.
- TJP finished trimming the drainage ditch along the south and trimmed and cleaned out the detention pond area.
- The Dublin gate was hit by a car on New Year's Eve. The Board voted to turn in the insurance for payment.
- C&M Construction & Roofing, Craftsman Restoration, Seaback Roofing & Restoration, and Holladay Grace all submitted bids for replacement of roof and gutter. Twenty minute interviews were conducted with each roofing company. Two contractors were chosen to go to the next level of interviews. Holladay Grace and Craftsman Restoration. The Board would like questions answered about the quality of the shingles and the workers that will be on site. Kristie will research the answers and get back to the Board. The Board will do an email vote to confirm the contractor chosen.

The meeting was adjourned at 5:47 pm.

Kristie McKitterick took the minutes on behalf of the Board.