

Sand Creek Villas Community Association, Inc  
Board Meeting  
January 24, 2013

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

Meeting Minutes – Andy motioned; Ray seconded; to approve the minutes from September 25, 2012 and November 15, 2012. Motion carried.

The annual meeting minutes were reviewed

#### Financial Report

- As of December 31, 2012: Checking balance \$8677.85, Operating Savings \$9597.11, Working Capital\Reserve balance \$112146.88.
- As of December 31, 2012 five homeowners were more than 30 days delinquent. All delinquent accounts over 90 days past due are being worked on by the law firm of Anderson, Dude, and Lebel.

#### Violations

- The violation list was reviewed.

#### Unfurnished/New Business

- Kristie gave an update on the Pulte issue from McKenzie, Rhody and Hearn.
- The Board will move forward with trying to get enough signatures for the amendment to the CCR's on capping the number of rentals in the community.
- There have been a few areas identified with necrotic ring in the grass. One cure is to heavily rake the area and Andy volunteered do rake those areas.
- TJP is to continue fixing the valve boxes that Pulte left that are leaking in order to save money that is being spent on water.
- The Board voted to reopen the negotiations with American Family since that will now have an all-inclusive policy. Kristie is to work on getting more information.
- Some of the front doors are badly faded. Kristie is having a painting company go out and give a bid for only the doors that need work.
- There was a Board discussion on the current snow removal rules and the need to remove snow when the accumulation is less than 2". The Board decided to leave the number of inches for snow removal the same but the wording in the rules will be changed to say snow and ice.
- Kristie is to get the parking areas restriped as long as the bid is no more than 10% of the previous cost.
- HB 1237 was discussed.
- Taxes have been sent to Waugh and Goodwin.
- The vendors requiring 1099's have been sent out.
- Kristie is getting a bid to replace some of the bark with rock. Only in areas where the bark just blows away every time more bark is added.
- TJP is working on replacing burnt out garage bulbs.

The meeting was adjourned at 4:15 pm.

Kristie McKitterick took the minutes on behalf of the Board.