

Sand Creek Villas Community Association, Inc
Board Meeting
Friday January 29, 2010

Tom Hart called the meeting to order at 11:00am. Quorum was established. Members present were Tom Hart, President and Mike Willoughby, VP, Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management. Absent Ray Cordero, Secretary-Treasurer.

Meeting Minutes – Tom motioned; Mike seconded; to approve the minutes from August 26, 2009. Motion carried.

Hearing –
6403 Black Sand – recap the homeowners were fined for cigarette butts from renter.

Financial Report

- As of December 31, 2009: Checking balance \$17429.08, Operating Saving \$20282.41, Working Capital\Reserve balance \$32176.47 and Reserve CD \$30000.00.
- As of December 31, 2009 ten homeowners were more than 30 days delinquent and six of those are in foreclosure or trying to short sell.

Old/New Business

- After interviewing three engineering companies Sand Creek hired Engineering Analytics to look at the drainage and street issues.
- A new poop station has been placed by the grass area at Leisure Hill. The lock is not working properly and Amanda is working to get a replacement and send the old unit back.
- Gates have been closed as of January 2, 2010 and the signs have been taken down. It was requested that the code for the Dublin gate be given to a resident. The Board discussed that issue and will keep the current code for the emergency services only and not change the current code.
- Second solar light to be added by the stairs at the front of 7062 Red Sand as soon as the weather warms.
- Front walkway at 6950 Red Sand is heaving; Kristie will request that Engineering Analytics look at that area.

The meeting was adjourned at 11:10am.
Kristie McKitterick took the minutes on behalf of the Board.