

Sand Creek Villas Community Association, Inc  
Board Meeting  
Wednesday, April 18, 2012

Mike Willoughby called the meeting to order at 8:04 am. 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 – Mike motioned; Ray seconded; to approve the minutes from February 7, 2012. Motion carried.

#### Financial Report

- As of March 31, 2012: Checking balance \$6727.16, Operating Saving \$16587.52, Working Capital\Reserve balance \$94007.11.
- As of March 31, 2012 four homeowners were more than 30 days delinquent. All delinquent accounts are being worked on by the law firm of Anderson, Dude, and Lebel.

#### Violations

- The violation list was reviewed.

#### Old/New Business

- Board reviewed email from McKenzie, Rhody and Hearn.
- The parking issues are improving. Tickets and violation letters will continue to be issue to violators. The fire marshal inspected the property a few years ago and there are no areas that parking can be added in.
- Downspouts have continued to be a problem and Kristie will get a bid to see how much it would cost to have the downspouts secured.
- Satellite dishes will only be approved on the poles versus having them put them on the roofs or siding, when possible.
- A proposal for a management bid was received from Warren Management. The Board reviewed the materials and will continue with the current vendor.
- There is a problem with people using the Dublin gate area to park while they pick up their kids from the charter school. Mike has contacted the school and talked with the principle a few times. The school is aware of the problem and will inform the parents. Kristie contacted the police and they said they would send a traffic cop out, but no one has seen one.
- Anderson, Dude, and Lebel has been ask to draft a amend to the covenants to put a cap on the rentals in Sand Creek. FHA will not lend on a property that has more than 49% rentals within the community.
- The annual meeting is tentatively scheduled for November 15<sup>th</sup>.

The meeting was adjourned at 9:17 am

Kristie McKitterick took the minutes on behalf of the Board.