

Sand Creek Villas Community Association, Inc
Board Meeting
Wednesday, April 20, 2011

Tom Hart called the meeting to order at 9.10 am. 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 – Tom motioned; Ray seconded; to approve the minutes from January 12, 2011. Motion carried.

Financial Report

- As of March 31, 2011: Checking balance \$12214.56, Operating Saving \$188265.77, Working Capital\Reserve balance \$754737.27 (includes the roof insurance money).
- As of March 31, 2011 four homeowners were more than 30 days delinquent. Two homes are currently in foreclosure.
- Two homeowners that are not in foreclosure but more than six months in the rears will be turned over to the attorney for county court suits.

Violations

- The violation list was reviewed.

Old/New Business

- Construction Defect – Kristie will talk to Cass about the progress.
- Kristie will let Holladay Grace know that they may go ahead when they are ready.
- Kristie will have CB Insurance add an umbrella policy and up the fidelity insurance to 200K
- Kristie is to get two “No Solicitor Signs for the gate entrances.
- The back flow was stolen at the front gate area for the copper. TJP has replaced and the water is on and working.
- APAC has been approved to restripe the parking area.
- AI Leveling was out and filled in two trip hazards.
- Kristie will begin a newsletter and Tom will write an article for it.
- Dog poop is picked up from around the community once per month and the poop stations are emptied weekly. That system seems to be working well and will remain in effect. Kristie is to have The Scoop pick up along Dublin one time.
- The courtyard valve boxes are already leaking. Kristie is to have TJP fix the courtyard and any other valve boxes that is causing damage rather than wait for a resolution with Pulte.

The meeting was adjourned at 10:00 am.

Kristie McKitterick took the minutes on behalf of the Board.