

Sand Creek Villas Community Association, Inc
Board Meeting
Tuesday, June 12, 2011

Mike Willoughby called the meeting to order at 8:38 am. Quorum was established. Members present were Mike Willoughby, President 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 April 20, 2011. Motion carried.

Financial Report

- As of May 31, 2011: Checking balance \$13856.16, Operating Saving \$13304.27, Working Capital\Reserve balance \$112750.85 (includes the remaining roof insurance money).
- As of May 31, 2011 three homeowners were more than 30 days delinquent. Two homes are currently in foreclosure.

Violations

- The violation list was reviewed.

Old/New Business

- The Board has asked McKenzie, Rhody and Hearn to move forward with the Pulte issue.
- Holladay Grace is done with the roofing, the gutter and satellite worker still have work to do before the final walk through. The Board will be present for final walk through with Chad Holladay. The final payment has been requested for with the insurance company.
- The “No Solicitor” signs have been order.
- Steve Lebel will be contracted to write a “Renters Policy”.
- Ray motioned; Mike seconded to move forward with the drainage issue with in the courtyard.
- Retention pond is in need of cleaning again. Kristie will call to have it cleaned.
- As soon as the roofing is complete Kristie will get a bid to replace plants in bare areas and order the mulch replacement.
- Repairs have been made to the siding on 2 buildings and Kristie will be getting a bid to go over all the buildings to any preventive maintain that may be needed.
- Annual meeting room has been reserved and the budget will be started before the next meeting.

The meeting was adjourned at 9:59 am

Kristie McKitterick took the minutes on behalf of the Board.