

Sand Creek Villas Community Association, Inc
Board Meeting
July 23, 2012

Mike Willoughby called the meeting to order at 3:32 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 April 18, 2012. Motion carried.

Financial Report

- As of June 30, 2012: Checking balance \$17400.74, Operating Saving \$16508.67, Working Capital\Reserve balance \$100,054.62.
- As of June 30, 2012 five 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.

Unfurnished/New Business

- Kristie asked for information relating to Pulte from McKenzie, Rhody and Hearn and emailed it to the Board.
- A volunteer from the community has offered to be the Parking Committee. The Board approved to have a parking committee to ticket illegally parked cars. Kristie will ask him to review the rules before giving out any parking tickets.
- The annual meeting is set for November 15th.
- A homeowner has requested to change the rule to have window air conditioners. The Board will consider having the rule changed if the homeowners can get 55% of the owners to sign a petition to change the rule to allow window air conditioners.
- The Board has approved that 5 of the almost 40 leaking valve boxes, that Pulte had installed improperly, be repaired.
- The three new willow trees that were recently planted have died. Kristie has requested that TJP replace them.
- Kristie is to get a bid for spot spraying the neurotic ring.
- Most of the solar lights have at least one bulb out. Kristie will ask TJP to replace the light bulbs and get a new light that was vandalized.
- Kristie had the retaining pond drain cleaned and maintained as part of the yearly maintenance.
- The gate off Dublin has not been working and has now been repaired by DC Mechanics.
- Kristie is to check for replacement plants and get a bid for the half of the community that was not done last year.
- Tenant cap – after reviewing the information provided by the attorney the Board would like more information and will decide whether or not to move forward. The decision will be by email vote.
- Kristie is to have the siding at 6355 and 6347 Sand Bar Point repaired.
- Kristie will call Holladay Grace and have the roof that is buckling at 7110 Red Sand warranted.

The meeting was adjourned at 4:49 pm.

Kristie McKitterick took the minutes on behalf of the Board.