

Sand Creek Villas Community Association, Inc  
Board Meeting  
Wednesday, September 8, 2010

Tom Hart called the meeting to order at 7:00am. Quorum was established. Members present were Tom Hart, President, Mike Willoughby, VP, and Ray Cordero, Secretary-Treasurer, and Kristie from Balanced Bookkeeping & Community Association Management. Present Bryce Meighan.

Board Meeting went into executive session at 7:01am and was called back to order at 7:20am.

Tom motion to hire Cass McKenzie to help with the construction issues, Ray seconded; motion carried.

Meeting Minutes – Mike motioned; Ray seconded; to approve the minutes from June 9, 2010. Motion carried.

Hearing – No Hearings

#### Financial Report

- As of August 31, 2010: Checking balance \$15596.59, Operating Saving \$13306.93, Working Capital\Reserve balance \$75658.15.
- As of August 31, 2010 four homeowners were more than 30 days delinquent. Three homes are currently in foreclosure.

#### Violation Report

- Violations report was reviewed.

#### Old/New Business

- 2 TJP bids were approved but the Board would like to talk with Mr. McKenzie about the improvement before they are made.
- The new Financial Policy and Code of Conduct was approved and signed by the Board.
- Roofs need to be checked for hail damage and a claim put into the insurance company.
- Kristie will let TJP know to mow the area by the retaining wall on the south side of Sandcastle.
- Annual meeting will be 11-10-10 and Ray and Mike will be running for the Board. No other homeowners have asked to run for the Board. Nominations will remain open till the notice of meeting goes out.

The meeting was adjourned at 8:10 am.

Kristie McKitterick took the minutes on behalf of the Board.