

Sand Creek Villas Community Association, Inc
Board Meeting
Wednesday, September 12, 2007

Richard van Seenus called the meeting to order at 6:01pm. Quorum was established. Members present were Richard van Seenus, President, Tom Hart, VP, Kristie McKitterick from Balanced Bookkeeping & Community Association Management. Guest present were Guy Leeder, Kevin Curry, Sandy Bowers, Dan Siequist and Judy Secret.

Tom Hart motioned; Richard VanSeenus seconded for Guy Leeder to be appointed to the Board to replace Kim Still. Motion carried.

Meeting Minutes – Tom motioned; Guy seconded; Board approved the minutes from June 13, 2007

Hearing – No Hearings

Financial Report - 2008 Budget needs to be reviewed and comments sent to Kristie.

Old/New Business

- Ridgeview at Stetson Hills – Members of the Ridgeview at Stetson Hills Board were present to discuss the final agreement. Discussion between the two associations concluded with changes to 4(b) and 4(c). The changes are to be given to Steve Lebel and the final copy will be e-mail to both Boards' for final approval.
- Gates – An invoice of \$1925.00 from Automatic Access was given to Richard for reimbursement from Pulte homes. To complete the work for safety loops. Automatic Access says the gates are now in good working order.
- Reflective items - All have been installed.
- Dog Poop Signs – The Board approved signs to remind homeowners to leash and pick up after their dogs.
- Insect spray – No insects have been noticed and no sprays have been applied.
- Snow contractor – The Board approved ValleyCrest for the snow removal for the 2007-2008 snow season. Richard signed the contracts.
- Solar lights along walk ways – Tom will check into which solar light will automatically be approved by the Board, if anyone would like to add solar lighting around walkways. Tom will send final choice to Board and it will be put into the newsletter.
- Concrete – In the area behind 6950 Red Sand Grove there are sidewalks where flaking has began. Possible Pulte warranty. Kristie will check into the cost of sealing the sidewalks and if that would allow for the use of ice melt.
- Parking in driveways – Parking in the driveway will not be allowed if there is not enough space for a car to be parked completely in the driveway, without being in the street, and cars must be pulled straight in. Driveways that are large enough to park up to 4 cars will be allowed.

The meeting was adjourned at 7:42pm.

Kristie McKitterick took the minutes on behalf of the Board.