

Sand Creek Villas Community Association, Inc
Board Meeting
September 25, 2012

Mike Willoughby called the meeting to order at 3:38 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 – Mike motioned; Andy seconded; to approve the minutes from July 23, 2012. Motion carried.

Financial Report

- As of August 31, 2012: Checking balance \$8550.59, Operating Saving \$9593.09, Working Capital\Reserve balance \$104085.02.
- As of August 31, 2012 four homeowners were more than 30 days delinquent. All delinquent accounts are being worked on by the law firm of Anderson, Dude, and Lebel.
- Andy made a motion to approve the 2013 Budget; Mike seconded; motion carried.

Violations

- The violation list was reviewed.

Unfurnished/New Business

- Kristie gave an update on the Pulte issue from McKenzie, Rhody and Hearn.
- Bob Monroe from American Family gave a presentation to the Board on insurance. The Board reviewed the policy with him and went over key issues. The Board decided to stay with CB Insurance as of now since American Family did not offer all inclusive insurance.
- The Board would like Steve Lebel to come to the annual meeting to discuss the amendment for capping the number of rentals in the community. Kristie will contact him.
- There are a lot of cobwebs on the buildings and the Board discussed power washing them but due to cost will possibly hire someone with a broom.
- Some of the lights above the garages are out and Mike will give Kristie a list so she can have them changed.
- The 3 new trees were replaced but one is not doing well and TJP will watch it.

The meeting was adjourned at 5:41 pm.

Kristie McKitterick took the minutes on behalf of the Board.