

Sand Creek Villas Community Association, Inc
Board Meeting
Friday, September 30, 2011

Mike Willoughby called the meeting to order at 3:34 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.

Ray motioned; Mike seconded to appoint Andy Fisher to the Board of Directors.

Meeting Minutes – Ray motioned; Andy seconded; to approve the minutes from June 12, 2011. Motion carried.

Financial Report

- As of August 31, 2011: Checking balance \$3220.25, Operating Saving \$13305.42, Working Capital\Reserve balance \$106804.20 (includes the remaining roof insurance money).
- As of August 31, 2011 four homeowners were more than 30 days delinquent. Three homes are currently in foreclosure.
- Ray motioned; Mike seconded to approve 2012 Budget; motion carried.

Violations

- The violation list was reviewed.

Old/New Business

- The Board reviewed information relating to McKenzie, Rhody and Hearn issues with Pulte.
- Holladay Grace is done except for the gutters and tip outs that are being reviewed. Andy will take the lead on reviewing the issues.
- Plants were looked at and ½ the community had plants added where needed, the other ½ will be reviewed next year.
- Mulch was added to the entire community.
- Annual meeting notice was reviewed.
- Retention pond is in need of cleaning again. Kristie will call to have it cleaned.
- Insurance information packets will remain on the website and not be mailed to owners to save money.
- Insurance Deductible Policy will be tabled until 2012.
- Maintenance Policy will be tabled until 2012.
- Reviewed siding bids – Board decided to only fix the siding issues and not do the preventive caulking.
- The drainage problem in the courtyard has been fixed by adding a surface drain.
- Ray Cordero needs to be added to the signature cards at the banks. Tom Hart needs to be removed from the accounts.
- Newsletters will be cancelled until a volunteer comes forward.
- Bids for gutter clean out and maintenance were reviewed and the board decided to pass due to the fact the heavy rains at the end of August cleaned the roof debris out of the gutters. The Board will review in the spring.

The meeting was adjourned at 5:35 pm

Kristie McKitterick took the minutes on behalf of the Board.