

Sand Creek Villas Community Association, Inc
Board Meeting
January 12, 2017

Mike Willoughby called the meeting to order at 7:52 am. Quorum was established. Members present were Mike Willoughby, President, Cheryl Galaszewski, VP and Cordelia Smith, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Mike motioned; Cheryl seconded; to approve the minutes from 10-6-16, 10-14-16 with correction, and 11-9-16. Motion carried. Annual meeting minutes were reviewed.

Financial Report

- As of December 31, 2016: Checking balance \$377997.06, Operating Savings \$813.60, Working Capital\Reserve balance \$1089480.20 (all accounts include settlement and hail money).
- As of December 31, 2016, 16 homeowners were more than 30 days' delinquent (includes hail).
- As of the meeting date only 8 homeowners have not paid the special assessment. Cordelia motioned; Cheryl seconded; to start the collection process and to move through all steps including foreclosure. All homes that do not pay the assessment or make a payment plan will be foreclosed on just as stated at the special meeting. Motion carried.

Violations

- No current violations.

Unfinished/New Business

- Pulte dues – Agreement has been sign and it is now over. Email vote.
- The bank accounts have been moved to ENT. Email vote
- Pulte firewalls – Met with Brock Grell and Holladay Grace to discuss ways to do firewalls and time frames.
- Due to the firewall issue the board met with Eco Roof and Brock Grell.
- Steve Lebel has completed the first set of rule changes for the board to review. The board will review by next meeting.
- Holladay Grace and Eco Roofing were both interviewed for the hail damage. The company that will be doing the repairs is going to be based on the firewalls and which company can do it.
- Cheryl motioned; Cordelia seconded that when the project starts Mike will be lead on it. Mike has the right to make decisions that need to be made on the projects as the issues arise. Motion approved.
- The tenant at 6982 Red Sand hit the gate on Dublin. Repairs to the area have already began and the tenant's insurance company is paying for the repairs.
- The front gate has also been hit with minor damage. Kristie will have Sigma Metals also look at that fence.
- Mike motioned; Cheryl seconded; to get 2 bulletin boards at each mailbox. Cheryl will be the lead on keeping them up to date. Motion carried.

The meeting was adjourned at 11:08 am.

Kristie McKitterick took the minutes on behalf of the Board.