

Sand Creek Villas Community Association, Inc  
Board Meeting  
October 8, 2013

Mike Willoughby called the meeting to order at 8:06am. Quorum was established. Members present were Mike Willoughby, President and Ray Cordero, Secretary-Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Mike motioned; Ray seconded; to approve the minutes from June 26, 2013. Motion carried.

#### Financial Report

- As of September 30, 2013: Checking balance \$9142.60, Operating Savings \$7601.76, Working Capital\Reserve balance \$130273.14.
- As of September 30, 2013 two homeowners were more than 30 days delinquent. Both of them have payment plans with the association.

#### Violations

- The violation list was reviewed.

#### Hearings

- 6913 White Sand - issue resolved.
- 6224 Escalade - Numerous violations; if any future violation of any covenants is broken there will be a \$50.00 fine per issue per day.

#### Unfurnished/New Business

- Kristie gave an update on the Pulte issue from McKenzie, Rhody and Hearn.
- The Board will talk about the tenant caps one more time at the annual meeting and if there is still no interest in moving forward the Board will no longer proceed with the policy.
- There is a new Collection Policy for 2014, Kristie will be bringing the new policy to the next Board meeting or as soon as Steve Lebel has it finished.
- Annual meeting will be November 6, 2013 at Fire Station #20.
- TJP was chosen to change more of the bark to rock; however with a Pulte settlement appearing to be close the Board would like to wait to do the work until after the drains have been installed. The drains will be depending on the money available for the projects.

The meeting was adjourned at 9:32 am.

Kristie McKitterick took the minutes on behalf of the Board.