

Sand Creek Villas Community Association, Inc  
Board Meeting  
October 6, 2016

Mike Willoughby called the meeting to order at 9:19 am. Quorum was established. Members present were Mike Willoughby, President and Cordelia Smith, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cordelia motioned; Mike seconded; to approve the minutes from 4-4-16. Motion carried.

#### Financial Report

- As of September 30, 2016: Checking balance \$24914.32, Operating Savings \$813.60, Working Capital\Reserve balance \$615658.47 (includes settlement money).
- As of September 30, 2016, two homeowners were more than 30 days' delinquent.

#### Violations

- Violation report was reviewed.

#### Unfinished/New Business

- Pulte dues – Cordelia motioned; Mike seconded; to end lawsuit with Pulte over dues since the Supreme Court ruled in Pulte's favor.
- Pulte firewalls – Continue to wait for responses and solutions.
- Board voted to
- Kristie will send Rules to Steve Lebel for updating.
- Kristie to call city again about bridge area.
- Rock area at the of Sandcastle completed.
- Holladay Grace was chosen by email vote for hail damage.
- Engineer proposal was accepted by email vote.
- Special assessment was approved to move forward by the board by email vote.
- Chris is going to spruce up the landscaping on the outside and surrounding the HOA.
- Property taxes that were left by Pulte have been taken care of.
- Revive is to be applied to the entire property.
- Kristie will ask Cornel to be snow person.
- All the doors that needed repainting are completed.

The meeting was adjourned at 10:38 am.

Kristie McKitterick took the minutes on behalf of the Board.