

Sand Creek Villas Community Association, Inc  
Board Meeting  
Wednesday, November 10, 2010

Tom Hart called the meeting to order at 6:58 pm. Quorum was established. Members present were Tom Hart, President, Mike Willoughby, VP, and Ray Cordero, Secretary-Treasurer, and Kristie McKitterick and Tammy Bonovich from Balanced Bookkeeping & Community Association Management.

Tom motion to appoint Mike Willoughby and Ray Cordero to the Board of Directors; motion carried.

Tom motioned to retain director seats with Tom Hart, President, Mike Willoughby, VP, and Ray Cordero, Secretary-Treasurer; Ray seconded; motion carried

Old/New Business

- Three bids were received to redo the worst areas where the bark consistently blows away and change it to rock. Top of the Peak, Monarch and TJP bid. Ray motioned to award the bid to Top of the Peak, Tom seconded; motion carried.
- From the hail storm on 7-4-10 a claim was submitted to the insurance company who sent out a large loss adjuster. Gabe Ganga was the adjuster sent by Cincinnati Insurance Company, it was determined that all building suffered hail damage to the roofs and the gutters. There is a \$2500.00 deductible and total of the loss is \$914,447.19. A check will be issued for \$844,281.89 less the \$2,500.00 policy deductible to Sand Creek Villas. The remainder of the money will be issued when the work is complete. The work can't be done until the temperature is above 50 degree to repair the work, therefore the work will be done as soon as the weather permits in the spring. The money will be kept in broker CD's so as not to go over the FDIC limits.
- Ray made a motion to have the weeds cut in the storm water area, south side of the property, Mike seconded; motion carried
- The Board would like to meet with Tim, from TJP, to review contract obligations.

The meeting was adjourned at 7:30 pm.

Kristie McKitterick took the minutes on behalf of the Board.