

Sand Creek Villas Community Association, Inc  
Board Meeting  
Wednesday, December 10, 2008

Tom Hart called the meeting to order at 4:37 pm. Quorum was established. Members present were Tom Hart, President, Mike Willoughby, VP, and Ray Cordero, Secretary-Treasurer. Kristie McKitterick from Balanced Bookkeeping & Community Association Management. Absent : Guest present were Anica Ramos

Tom motioned to make the following:

Tom Hart President with his term up in 2009  
Mike Willoughby Vice President with his term up in 2011  
Ray Cordero – Secretary/Treasurer with his term up in 2010

Ray seconded and the motion carried.

Meeting Minutes – Tom motioned; Mike seconded; Board approved the minutes from September 10, 2008. Motion carried.

Hearing – No Hearings

Anica Ramos from Pulte homes presented the landscape turnover certification on 18 buildings verified by NES. Anica presented a Sand Creek Villas Irrigation, Drainage. & Misc. Warranty Items List dated December 10, 2008. It included six items, Irrigation wiring, Irrigation issues, Drainage issues, Concrete, Asphalt, Damaged street signs. This list was a start of the list and was not meant to include every item. Pulte will review and address all items in the Spring of 2009.

#### Financial Report

- As of November 30, 2008: Checking balance \$9356.66, Operating Saving \$35202.51 and Working Capital\Reserve balance \$20397.60.
- As of November 30, 2008 three homeowners were more than 30 days delinquent.

#### Old/New Business

- Reserve Study – Kristie will call Association Reserve's for final booklets.
- Drainage – Pulte will look into the drainage issues in the Spring of 2009.
- Parking – paint curbs red – Wait for Spring of 2009.
- Parking lot clean up – Wait for Spring of 2009.
- Trash clean up – Kristie will have TJP come once per month to clean up trash in common areas and check valve covers.
- Gates are not working – Kristie will call Automatic Access to have the gates repaired.
- Board meeting will remain on the 2<sup>nd</sup> Wednesday in March, June, September, and December. The time will be moved to 4:30pm and will be held at a Board members home.

The meeting was adjourned at 6:00pm.  
Kristie McKitterick took the minutes on behalf of the Board.