

Sand Creek Villas Community Association, Inc
Board Meeting
February 15, 2018

Matt Lemon called the meeting to order at 4:45 pm. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP and Mike Willoughby, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Matt motioned; Mike seconded; to approve the minutes from 9-21-17 and 11-8-17. Motion carried. Annual minutes were reviewed.

Financial Report

- As of January 31, 2018: Checking balance \$200840.93, Operating Savings \$824.70, Working Capital\Reserve balance \$342708.83 (all accounts include settlement and hail money).
- As of January 31, 2018 - No homeowners were more than 30 days' delinquent. 4 homeowners are still on payment plans for the special assessment.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs are on hold until the doors and painting are completed.
- American Family cancelled Sand Creek's policy as of 5-1-18. Kristie is working on getting bids from a broker.
- The post office accidently closed Sand Creek's PO box. It was paid through 6-30-18. The post office is working on reopening the box.
- Reserve Study is not completed.
- Eco is not completely done with the final punch list. Should be completed within a month.
- Leave the sumacs the way they are for the time being.
- Leave the upright junipers until they become a problem.
- Have the sand cherries spray this summer for pear slugs.
- Kristie is working on bids for painting the door frames, re staining the front doors, stair railings, and the wooden privacy fence. Kristie has asked for bids from:
 - AMC Painting
 - DeCarlos
 - Shaker Painting
 - Confident Coatings
 - Eagle Crest Painting
 - Aguilar Painting
 - TJP – fence only
- Kristie let the board know that there are tow companies that will monitor the parking spaces and tow violators. The board voted not to have a tow company at this time.
- Mike motioned, Cheryl seconded; to accept the bid for crack fill from Rocky Mountain Pavement; motion carried.
- Taylor Made has resigned as Sand Creek's landscaper. Matt, Cheryl, and Kristie will set up a meeting with TJP and A Cut Above for next week and then choose a landscaper.

The meeting was adjourned at 6:15 pm.

Kristie McKitterick took the minutes on behalf of the Board.

