

Sand Creek Villas Community Association, Inc
Board Meeting
Tuesday, March 4, 2008

Richard van Seenus called the meeting to order at 4.21pm. Quorum was established. Members present were Richard van Seenus, President, Tom Hart, VP, Daryn Strop, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management. Guest present was Nate Skrdla and Scott Vaughan.

Meeting Minutes – Daryn motioned; Tom seconded; Board approved the minutes from December 12, 2007.

Hearing – No Hearings

Financial Report

- Daryn motioned; Tom seconded; to make the Working Capital account into the official Reserve account and open a new operating savings account. Motion carried.
- Checking balance \$34586.67 and Working Capital\Reserve balance \$16184.84.
- One home is in foreclosure.

Old/New Business

- Drainage – Richard will look into the drainage issues in two areas. The drain next to 6942 Red Sand Grove and the other is in the courtyard grass area.
- Concrete – Daryn has everything ready to do the concrete repair and is just waiting on the weather to improve.
- Reserve Study – Kristie received 3 bids and the Board voted to go with Association Reserve's 8 week bid. Pulte will reimburse the association for the cost. Pulte will also pay for a transition \ up dated study at turn over.
- Richard is requesting the fire department remove fire lane signs where the original site map called for street parking.
- Tom has signed and mailed the 2007 tax return.
- The Board approved getting a website at a cost of \$585.00 for the first year and \$200.00 per year after that.
- ELM has not replaced the missing or dead plants from last year's request. ValleyCrest or who ever the contract goes to will be ask to give a bid and replace the plants. Pulte will reimburse the HOA for the cost incurred.
- John Deere filed liens on a handful of homeowners' due to non-payment from ELM. Richard found that John Deere has been paid in full and that John Deere is in the process of removing the liens.
- There has been a problem with homeowners not picking up after their dogs in the common areas. Tom is going to write an article for the newsletter. Kristie will call The Scoop for a one time clean up. Kristie will check into having a license program for the dogs.
- Fire access gate for a possible day care on the corner of Shimmering Creek and Dublin. The Board approved to allow them to put in a gate with the details to be worked out with the day care.

- ValleyCrest has not been following the requirements of the contract. Kristie will get 3 bids for landscapers. Pulte Homes is going to have a meeting with ValleyCrest to use their larger influence to try to get them to perform at a higher level.

Richard motioned; Daryn seconded for Nate Skrdla to be appointed to the Board to replace Richard van Seenus. Motion carried.

The meeting was adjourned at 5:41pm.

Kristie McKitterick took the minutes on behalf of the Board.