

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 3-17-21

The meeting was called to order at 9:05am. Quorum was established. Members present were Cheryl Galaszewski, VP and Kristie McKitterick from Balanced Bookkeeping & Community Association Management. Tammy Miller, Treasurer abstained from the meeting.

Meeting Minutes – Cheryl motioned to approve the minutes from September 14, 2020. Motion carried.

Financial Report

- As of February 28, 2021: Checking balance \$17,456.60 Operating Savings \$56,078.18. Working Capital\Reserve balance \$430,960.28.
- As of February 28, 2021 – There is one homeowner more than 30 days' delinquent. Three homeowners are still on payment plans for the special assessment.
- Kristie and Cheryl reviewed the financials. Due to all the snowstorms in 2021 Sand Creek is over budget for 2021 budget for snow removal.

Violations

- 6315 Sand Bar - Kristie is working with the association's attorney to get the window violation resolved.

Unfinished/New Business

- The board discuss the idea of paid parking for the guest areas. From 8am to 8pm the parking is free. From 8pm to 8am the parking is \$3.00 per night. This would be to try to get the homeowners to stop using the garage for storage, as the rules state. The parking areas were designed for guest parking not residents parking. After watching the parking lot the last few months it has been determined that there is no need for paid parking at this time. If the guest parking becomes overcrowded in the future the board will re-look into the paid parking.
- Cheryl will remain VP and Tammy will be Treasurer for 2021.
- Cheryl has been watching the dog poop bags to make sure the company hired to refill them is constantly refilling them. The last few months they have been filled regularly.
- Mulch will not be done until fall to make sure there is enough money to do it in 2021 due to the high snow removal expense.
- The ice flow along Red Sand on the north side has been bad this year. The snow contractor has been plowing it every storm to keep the amount of water in that location to a minimum. Much of the water comes from the gutters on two buildings behind the ice flow. Kristie contacted Justus from Cheyenne Mountain Roofing to see what gutters can be re-routed to flow away from the ice flow area. Justus will be getting Sand Creek a bid for that change.
- Cheryl reviewed the crack fill bid and Cheryl approved the bid.
- A complaint was received that one light, that was possibly installed by Pulte is a different color than the rest of the carriage lights. A Cut Above thinks they can paint it to be the same.
- Sand Creek has been looking for an insured gardener for the last few seasons. Deb's Gardening has not had any openings in the past, but they do for the upcoming season. Cheryl voted to accept their proposal for the 2021 growing season. The roses are badly in need of pruning and none of the vegetation other than lawn has ever been fertilized. The roses and fertilization are the top priorities for this season.

- Most of the local HOA's has seen a rise in rates from the insurance companies. There is a possibility to raise the non-hail and wind deductible to 25K from 10K. The decision will be made when the new rates are available.
- Sand Creek received a bid from Concrete Experts after a complaint was received that Sand Creek had a trip hazard on a porch on Sandside. To maximum the mobilization cost Concrete Experts walked the entire community and gave a list of other concrete issues. Cheryl and Kristie walked to look at the bid and wanted to tweak the bid. Cheryl, Kristie and Brock will walk the property when the weather improves.
- There have been a few siding issues. Kristie has contacted Houston from ECO Roofing to look at the warranty ones and to also fix any that are not under warranty.
- Cheryl, Kristie and A Cut Above will walk the property when the weather improves to look at possibly adding more plants, boulders, or trees to bare areas.
- Houston from Eco Roofing has been notified that there are loose nails on the roof. When they pick up the loose nails, they are going to do an inspection of the roofs.
- Kristie has received calls that the exit gate is not working correctly. Cheryl has gone over and checked the gate, but every time Cheryl is there the gates are working properly. Kristie will call the repairman if any other complaints are received.

The meeting was adjourned at 9:47 am.

Kristie McKitterick took the minutes on behalf of the Board.