

Sand Creek Villas Community Association, Inc
Board Meeting
March 22, 2017

Mike Willoughby called the meeting to order at 7:52 am. Quorum was established. Members present were Mike Willoughby, President, Cheryl Galaszewski, VP and Cordelia Smith, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management. Guest – Matthew Lemon.

Meeting Minutes – Mike motioned; Cheryl seconded; to approve the minutes from 10-14-16 revised (email vote) and 1-12-17. Motion carried.

Financial Report

- As of 02-28-17: Checking balance \$149915.31, Operating Savings \$813.60, Working Capital\Reserve balance \$1,449,389.65 (all accounts include settlement and hail money).
- As of February 28, 2017, 10 homeowners were more than 30 days' delinquent (includes special assessment).
- As of the meeting date only 5 homeowners have not paid the special assessment (2 at attorney, 2 waiting on insurance and 1 being sent to the attorney today.) Cordelia motioned; Cheryl seconded; to start the collection process on 6415 Black Sand and to move through all steps including foreclosure. All homes that do not pay the assessment or make a payment plan will be foreclosed on just as stated at the special meeting. Motion carried.

Violations

- Reviewed violations.

Unfinished/New Business

- First draft of the new Rules and Regs have been sent to the board members. The board will read them and at the next meeting let Kristie know of any changes.
- Hail damage contract will be signed with Eco Roofing approved through email vote.
- Firewalls contract will be signed with Eco Roofing approved through email vote.
- Crack fill bid from A1 Chip Seal was accepted through email vote and completed.
- Cheryl motioned; Cordelia seconded; to have A1 do the striping of the parking areas; motion approved.
- The tenant at 6982 Red Sand hit the gate on Dublin. All repairs completed except for the concrete curb. Having trouble with the tenant's insurance company.
- The front gate was also hit by a car and the repairs are complete.
- The 2 bulletin boards have arrived and Chris is meeting Cheryl to determine location.
- The board discussed lowering the wind and hail deductible. Mike motioned; Cheryl seconded; to keep the 5% wind and hail to avoid a significant increase in dues.
- Signs will be made for the entrances with instructions for the hail repairs.
- After the hail signs come down signs will be posted with commonly broken violations.
- Mulch bid from Taylor Made was approved, but the board would like to wait until after the hail damages are complete since the contractors will be walking through the mulch areas.

The meeting was adjourned at 9:04 am.

Kristie McKitterick took the minutes on behalf of the Board.