

Sand Creek Villas Community Association, Inc  
Board Meeting  
April 19, 2018

Matt Lemon called the meeting to order at 8:24am. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Matt motioned; Cheryl seconded; to approve the minutes from 2-15-18 and 2-21-18. Motion carried.

Financial Report

- As of March 31, 2018: Checking balance \$117768.77, Operating Savings \$824.83, Working Capital\Reserve balance \$346718.19 (all accounts include settlement and hail money).
- As of March 31, 2018 - One homeowner was more than 30 days' delinquent. 4 homeowners are still on payment plans for the special assessment.
- Matt motioned to remove Mike Willoughby from bank accounts and to add Cheryl Galazewski. Both Wells Fargo and ENT Federal Credit Union

Violations

- Reviewed violations.
- 6346 Sand Bar continues to have a violation board voted to move to fines

Unfinished/New Business

- New Rules and Regs are on hold until the doors and painting are completed.
- Kristie emailed the reserve study to the board members. The board reviewed the reserve study and does not have any changes.
- Hail damage has been completed and all monies have been paid to Eco Roof. Golden Pledge warranty is in effect for any future issues that may arise.
- TJP was selected as landscaper through email vote. Matt signed the contract.
- TJP was approved for the spraying of the slugs on the serviceberries. Kristie will let him know when she sees them.
- Caps for the bollards will be revisited in the future.
- Cheryl motioned, Matt seconded to approve the bid for mulch from TJP.
- The revamping of the drip line will begin as soon as TJP can get started on it. The landscape committee will evaluate each building as the drip is repaired. Matt motioned, Cheryl seconded to allow the landscape committee up to \$10,000.00 for replacement plants and trees.
- The board reviewed insurance bids from three companies (CB Insurance, Six and Geving and American Family broker). Based on coverage and price Matt motioned and Cheryl seconded to go with CB Insurance as the insurance carrier.
- After reviewing all the different options to painting, staining or replacement of doors and trim the board voted to replace the door if the material of the doors is the color of the door. The wood surfaces around garage door and front door will be sided so there is no future maintenance i.e. painting.

The meeting was adjourned at 9:56 am.

Kristie McKitterick took the minutes on behalf of the Board.