

Sand Creek Villas Community Association, Inc
Board Meeting
May 23, 2018

Matt Lemon called the meeting to order at 3:30 pm. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Matt seconded; to approve the minutes from 4-19-18, motion carried.

Financial Report

- As of April 30, 2018, checking balance \$117,873.91, Operating Savings \$824.90, Working Capital\Reserve balance \$348,723.44 (all accounts include settlement and hail money).
- As of April 30, 2018 - One homeowner was 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.
- After reviewing the doors further Kristie discovered that there still would be staining maintenance on the new doors. The doors would not be cost effective if they still needed staining. Matt motioned; Cheryl seconded; for DeCarlos to stain the doors, under an inspector's supervision.
- Matt motioned; Cheryl seconded; to have Western Elements put siding on the door frames, garage door frames and 3 railings.

The meeting was adjourned at 4:18 pm.

Kristie McKitterick took the minutes on behalf of the Board.