Sand Creek Villas Community Association, Inc
Board Meeting
Wednesday, June 13, 2007

Richard van Seenus called the meeting to order at 6:09pm. Quorum was established.
Members present were Richard van Seenus, President, Kim Still, Secretary. Kristie
McKitterick from Balanced Bookkeeping & Community Association Management.
Members absent were Tom Hart.

Meeting Minutes – Board had previously approved the minutes from March 14, 2007

Hearing – No Hearings

Financial Report - Snow removal and legal are over budget, overall the budget is still at
surplus.

Old/New Business

- Ridgeview at Stetson Hills – The final draft of the landscape maintenance
  agreement was approved by Darsey Nicklasson and sent to Jill Nissen from
  Diversified. Jill expressed to Kristie she is having trouble getting Ridgeview
  board to sign the agreement. Kristie is going to the Ridgeview board meeting
  next week to talk directly with the board.
- Gates – The gates need additional safety loops installed. Automatic Access
  estimates for the work is $1925.00. Kristie is to check whether that includes
  patching the asphalt and how long the work will take.
- Reflective items - All but two have been installed. The Sign Shop will add
  missing reflectors when in Sand Creek area.
- Dog Poop Stations – After board discussion it was concluded that dog poop
  stations would not be added. Responsible dog owners are already picking up
  after their dogs.
- Insect spray – With the wet season insects could become a problem. The
  board is in agreement that if insects do affect the vegetation they should be
  sprayed, cost to be e-mailed to the Board at time needed.
- Landscape contractor – Board discussion on the three contractors submitting
  bids for landscape maintenance contract. Richard motioned to accept
  ValleyCrest as the landscape contractor, Kim seconded; motion carried.
  Kristie will set up walk with Richard, ELM, Kristie, and ValleyCrest to begin
  the landscape turn over process.

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The meeting was adjourned at 6:33pm.
Kristie McKitterick took the minutes on behalf of the Board.