

Sand Creek Villas Community Association, Inc
Board Meeting
September 21, 2017

Mike Willoughby called the meeting to order at 8:00 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 – Cordelia motioned; Cheryl seconded; to approve the minutes from 3-22-17. Motion carried.

Financial Report

- As of 08-31-17: Checking balance \$116464.78, Operating Savings \$814.35, Working Capital/Reserve balance \$332693.96 (all accounts include settlement and hail money).
- As of August 31, 2017 - 3 homeowners were more than 30 days' delinquent. 5 homeowners are still on payment plan for the special assessment.
- 2018 Budget was discussed. Cheryl motioned to increase dues to \$160.00 and approved the 2018 budget, Mike seconded; motion carried.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs have been sent to the board members and is still in the process of being reviewed by the Board.
- Cordelia's term will be up at the annual meeting. She has decided not to re run for the board. Matthew Lemon will be running for her position.
- Kristie reviewed the 2007 reserve study which is completely out of date. Cordelia motioned; Cheryl seconded to have a new reserve study completed by ARS with a cap on the price of \$3500.00.
- Hail restoration is 90% completed; Eco still has repairs to the damage they caused to complete; waiting on insurance check to issue final checks to Eco.
- Firewalls restoration is 99% completed; minor repairs to ceilings are still being completed. Holding back one building payment until all are completed.
- Tenant's car was hit by gate, only after remaining in the gate area for an extended period. Tenant ask that signs be put up on the gate warning not to stay in gate area. Board voted no to the signs.
- Mulch bid from Taylor Made has been completed.
- After investigation of why some plants were dying it was found that not all mulch bids have working irrigation. Taylor Made bid to redo all mulch beds is \$500.00 per zone with approximately 24 zones. Board had an email vote to approve work. Taylor Made is currently working on but may not get all zones done by the fall irrigation shut off. If they go into 2018 the board voted to use the reserve money to complete.
- Some of the doors are needing stain again. Kristie is going to check the price of new doors versus re-staining.
- Annual meeting date is November 8th.

The meeting was adjourned at 9:56 am.

Kristie McKitterick took the minutes on behalf of the Board.