

Sand Creek Villas Community Association, Inc
Board Meeting
Wednesday, March 4, 2009

Tom Hart called the meeting to order at 4:36 pm. Quorum was established. Members present were Tom Hart, President, Mike Willoughby, VP, and Ray Cordero, Secretary-Treasurer. Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Mike motioned; Tom seconded; Board approved the minutes from December 10, 2008. Motion carried.

Hearing –

XXXX Red Sand Grove - A hearing was held for a violation of dog poop. The violation has been resolved however, Tom motion, Mike seconded that anytime in the next 12 months that a dog poop violation occurs a 50.00 fine is to be applied without any further notice.

XXXX Red Sand Grove - A hearing was held for a violation of a trailer parked in driveway. The violation has been resolved however, Tom motion, Mike seconded that anytime in the next 12 months that a is trailer in parked in Sand Creek Villas owned by the tenant at that address a 50.00 fine is to be applied without any further notice.

Financial Report

- As of January 31, 2009: Checking balance \$18175.17, Operating Saving \$35228.09 and Working Capital\Reserve balance \$20401.03.
- As of February 28, 2009 five homeowners were more than 30 days delinquent, two homeowners have been sent to the attorney for demand letters.
- A copy of the Reserve Study was given to all three Board members.
- Tom motioned, Mike seconded that \$20000.00 from 2008 money is to be moved to reserves.
- Tom motioned, Mike seconded that \$1500.00 per month be transferred into the reserve account. Retroactive to start with January 2009.
- Ray brought the taxes for 2008 to the meeting and signed them, Kristie will mail them.

Old/New Business

Drainage – Pulte will look into the drainage issues in the Spring of 2009.

- Parking – paint curbs red – Wait for Spring of 2009.
- Parking lot clean up – Wait for Spring of 2009.
- Trash clean up – Kristie will have TJP come once per month to clean up trash in common areas and check valve covers.
- Gates are not working – Kristie will call Automatic Access to have the gates repaired.
- Board meeting will remain on the 2nd Wednesday in March, June, September, and December. The time will be moved to 4:30pm and will be held at a Board members home.

The meeting was adjourned at 6:00pm.

Kristie McKitterick took the minutes on behalf of the Board.