

Sand Creek Villas Community Association, Inc  
Board Meeting  
Thursday, May 28, 2009

Tom Hart called the meeting to order at 4:38 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 – Tom motioned; Ray seconded; Board approved the minutes from March 4, 2009. Motion carried.

Hearing –

XXXX Black 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. Motion carried.

XXXX Red Sand Grove - A hearing was held for a violation of toys left on porch. The violation has been resolved however; Tom motion, Ray seconded that anytime in the next 12 months that toys are left on the porch a \$50.00 fine is to be applied without any further notice. Motion carried.

#### Financial Report

- As of April 30, 2009: Checking balance \$4723.24, Operating Saving \$35261.22, Working Capital\Reserve balance \$18635.24 and there is a \$30000.00 CD.
- As of April 30, 2009 four homeowners were more than 30 days delinquent, two homeowners have been sent to the attorney for demand letters.
- The owners of XXXX Escalade and XXXX Red Sand Grove will be turn over to the attorney for receivership.

#### Old/New Business

- Drainage – Darsey with Pulte is looking into the drainage issues.
- Parking Spots will be painted tomorrow.
- Community clean had a few homeowners clean up for about 4 hours.
- Ray will do the pictures for the website.
- Drain pans need some repairs and we are working with Pulte to fix.
- Kristie is to send a post card out asking homeowners to turn in any warranty issues that they are aware of.
- Bark and rock issues – the Board will continue to look into areas that may need to change from bark to rock.

The meeting was adjourned at 5:35pm.

Kristie McKitterick took the minutes on behalf of the Board.