

Sand Creek Villas Community Association, Inc
Board Meeting
March 27, 2013

Mike Willoughby called the meeting to order at 4:32 pm. Quorum was established. Members present were Mike Willoughby, President, Andy Fisher, VP, and Ray Cordero, Secretary-Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Ray motioned; Andy seconded; to approve the minutes from September 25, 2012 and November 15, 2012. Motion carried.

Financial Report

- As of February 28, 2013: Checking balance \$6045.70, Operating Savings \$7599.49, Working Capital\Reserve balance \$116177.23.
- As of February 28, 2013 four homeowners were more than 30 days delinquent. Three of the four have payment plans with the association.
- Ray has sent in the taxes.

Violations

- The violation list was reviewed.

Unfurnished/New Business

- Kristie gave an update on the Pulte issue from McKenzie, Rhody and Hearn.
- Ray and Mike will continue to move forward with trying to get enough signatures for the amendment to the CCR's on capping the number of rentals in the community.
- There have been a few areas identified with necrotic ring in the grass. One cure is to heavily rake the area and Andy volunteered to rake those areas.
- Andy Motioned; Mike seconded to move forward with a bid from TJP to change the current clocks to smart clocks and add a flow sensor. Reserve money may be used to complete this project. Mike would like Kristie to double check on the number of stations for each clock.
- Ray motioned; Andy seconded to change from our current insurance carrier to American Family. Motion carried.
- The painting company is still working to get bids for the front doors. It is proposed to go on a 3 year rotation with the buildings.
- The parking lot striping is on the schedule for late spring.
- Mike signed TJP's contract.
- The annual meeting is scheduled for November 6, 2013 at Fire Station #20.
- TJP gave a bid to spray the lawns with a chemical that will help the water absorb in the ground faster. This should help keep the lawns alive during the water restrictions. The Board is going to research it out and do an email vote.

The meeting was adjourned at 5:40 pm.

Kristie McKitterick took the minutes on behalf of the Board.