

Sand Creek Villas Community Association, Inc  
Board Meeting  
January 15, 2019

The meeting was called to order at 8:41 am. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Matt seconded; to approve the minutes from September 13, 2018 and November 7, 2018. Motion carried.

Financial Report

- As of December 31, 2018: Checking balance \$34225.69, Operating Savings \$75837.93 Working Capital\Reserve balance \$383684.81 (all accounts include settlement and hail money).
- As of December 31, 2018 – One homeowner is more than 30 days' delinquent. 4 homeowners are still on payment plans for the special assessment.
- Board wants to purchase 4 \$50000.00 CD's, varied lengths of time.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs are on hold until the doors and painting are completed.
- Received numerous complaints on the master association. Kristie sent out a reminder email on the master dues. Very concerned that the master did not get statements to all the owners.
- The door progress has been very slow. Kristie will call and try to get a finish by date.
- Landscaper issues continue. Kristie to ask Unlimited and A Cut Above for bids.
- Kristie met with Deb's Gardening and the board would like to meet her. Kristie ask for a bid to plant all the new plants and possibly the mulch replacement.
- Deb's Gardening also had a lead on an irrigation person. Kristie will ask for his name and call him.
- Crack fill bid from Rocky Mountain Pavement was approved. The board would also like the parking spaces repainted.
- Kristie will set up a meeting with the Stetson Hills master board of directors. She has already talked to them about that and they are interested in meeting.
- Still waiting on a fence repair bid and the front flower bed rejuvenation bid from TJP.

The meeting was adjourned at 9:38 am.

Kristie McKitterick took the minutes on behalf of the Board.