

Sand Creek Villas Community Association, Inc
Board Meeting
April 29, 2014

Mike Willoughby called the meeting to order at 3:34pm. 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. Guest Lorrie McCoy.

Owners Forum – Heather Thomas, property manager from Landmark Properties, was present at the meeting to discuss sewer line issues at 6212 Escalade. The Board moved to have an attorney send Heather a letter on the CCR's as to why the Board would not pay individual plumbing issues.

Meeting Minutes – Mike motioned; Ray seconded; to approve the minutes from March 24, 2014. Motion carried.

Financial Report

- As of March 31, 2014: Checking balance \$25411.73, Operating Savings \$7520.49, Working Capital\Reserve balance \$524297.87 (includes settlement money).
- As of March three homeowners were more than 30 days delinquent. Two of them have payment plans with the association and the third is a new foreclosure.

Violations

- The violation list was reviewed.

Unfurnished/New Business

- The Board met with Avery Asphalt and Xpert Concrete to review the revised bids. The Board voted to hire a asphalt consultant to help with bids.
- The bid for TJP to change many areas from bark to rock is still holding pending the new drainage swales.
- Waste Management has raised the rates and Ray motioned; Andy seconded to change companies to Springs Waste. Motion carried.
- New tenant rules that were written by Steve Lebel were email to the Board. The Board will review and discuss them at the next meeting.
- An attorney has called Kristie about developer dues from Pulte. The Board motioned to only moved forward if on a contingency basis.
- Light on east of the community needs it's based replaced and the light in the middle needs to be removed.
- The front gate's entrance motor has gone out again and it is in the process of being replaced.

The meeting was adjourned at 5:16pm.

Kristie McKitterick took the minutes on behalf of the Board.