

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 4-19-22

The meeting was called to order at 10:08am. Quorum was established. Members present were Cheryl Galaszewski, President, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned to approve the minutes from 12-17-2021. Motion carried.

Financial Report

- As of March 31, 2022: Checking balance \$12,403.90. Operating Savings \$71,119.74. Working Capital\Reserve balance \$475,898.97.
- As of March 31, 2022 – There is one homeowner more than 30 days' delinquent. Three homeowners are still on payment plans for the special assessment.
- The financials were reviewed. It is expected that the insurance premium is going to double. Sand Creek will stop funding the reserve until the insurance premium is known. If the insurance carrier does double the insurance the reserve will not be funded until the dues are raised to cover the additional insurance. The insurance is put out to multiple bids each year.

Violations

Unfinished/New Business

- Nicole Magic resigned from the board due to work requirements
- Tammy Miller resigned from the board due to family.
- Kristie called 8 homeowners to try to find someone for the board. Three homeowners are interested and will be ask to the next meeting.
- Paid parking was discussed.
- TJP's bid for mulch was accepted.
- Lauren Holmes will be asked to review rules and policies.
- DeCarlos will schedule doors to be stained May or June.
- Gate Controller does not have a heater so in the very cold weather the display did not work. It is working currently. No action currently.
- Kristie will ask for a bid to remove oil stains.
- Kristie will have DeCarlos fix only the broken house numbers.
- Kristie is to get bids for striping the parking areas.

The meeting was adjourned at 10:53 am.

Kristie McKitterick took the minutes on behalf of the Board.