

Sand Creek Villas Community Association, Inc
Board Meeting
June 27, 2019

The meeting was called to order at 8:03 am. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Matt motioned; Cheryl seconded; to approve the minutes from January 15, 2019 and April 18, 2019. Motion carried.

Financial Report

- As of May 31, 2019: Checking balance \$8647.81, Operating Savings \$95875.99 Working Capital\Reserve balance \$409517.78 (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.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs are on hold.
- Kristie updated the board on the master association and Hammersmith Property Management. Hammersmith gave Kristie a list of all outstanding amounts with the master and Kristie called them to explain the procedure for paying the master dues.
- The framing around the doors with siding has been completed.
- The board voted to give TJP their 30 notice and hire Western Elements to replace them for the lawn maintenance. Kristie will get a bid for A Curb Appeal for the weed control and Royal will be hired for the irrigation system. Royal Scapes will also be given one building to redo the drip system on. After that building meets approval, they will be given another building until all buildings are completed.
- Deb's Gardening was not able to hire enough employees to be able to do the planting at Sand Creek. Royal Scapes will be asked to plant one building and then go on to the next if they are planted correctly.
- A resident had asked if the board could pre salt the sidewalks before every snowstorm. The ice melt would cause too much damage to the sidewalk and the weather is too unpredictable to pre salt.
- The board requested Kristie research whether the Sand Creek Villas could opt out of the master association. Kristie had a lawyer review the title work and CCR's and it is not possible for Sand Creek to opt out of the master association.
- Tankless water heaters may be added to units but only with prior ACC approval.
- Eco Roof came back and warranty gutter work and removed black cords that were left hanging from old satellites.
- The call box was replaced on the gate through an email vote.
- The gate also had routine maintenance done with an email vote.
- The loops need to be replaced and the board voted to go ahead through a email vote.
- Front entry sign rejuvenation bid was approved through an email vote.
- Along the east side on Sand Creek there is a trip hazard. Kristie called to have it mud jacked and they are not able to mud jack that area due to a broken piece of sidewalk. Kristie call Xpert Concrete for a bid. The price to do one small area is the same as doing multiple areas. Kristie ask

them to look at some sidewalks that have severe spalling on them and have them done at the same time. Kristie is waiting on the bid. Kristie will email it to the board as soon as she gets it.

- 7094 Red Sand Grove has water damage on the inside that was slightly more than the deductible. The board voted to just pay them from Sand Creek funds vs the insurance to keep Sand Creek's loss run record clean.
- Many of the upright junipers fell over in a winter storm a few months ago. Then many were damaged in the May snowstorm. As a result, many of them do not look good, Kristie is getting a bid to trim them more into a bush shape to try to get as much of the damaged areas to look better. She will send the bid out for a vote when she gets it.

The meeting was adjourned at 9:15 am.

Kristie McKitterick took the minutes on behalf of the Board.