

Sand Creek Villas Community Association, Inc  
Board Meeting  
7-31-23

The meeting was called to order at 11:33pm. Quorum was established. Members present were Cheryl Galaszewski, President and Dawna Hicks, Vice President, Josh Corbell, Treasurer, Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Josh seconded; to approve the minutes from 3-31-23, 4-6-23. Motion carried.

Financial Report

- As of June 30, 2023: Checking balance \$16175.66. Operating Savings \$47641.26. Working Capital\Reserve balance \$456016.20.
- As of June 30, 2023 – There are three homeowners more than 30 days' delinquent. Two homeowners are still on payment plans for the special assessment.
- The financials were reviewed.
- Cheryl motioned; Dawna seconded; to send 6218 Escalada Point to the attorney. Motion carried.

Violations

Unfinished/New Business

- Kristie will ask the landscaper to seed dead areas.
- The wrought iron fence and gate were painted.
- Work was completed at 6362 Sand Bar Point.
- Light at front sign is working.
- Control box on Wills Drive was replaced.
- Concrete work was completed – email vote.
- Known drainage issues were completed.
- Siding repairs were completed.
- The city finally fixed the streetlight.
- The board did not want to do the doors at this time.
- Kristie will ask an arborist what is wrong with the crabapple trees.

The meeting was adjourned at 12:40 pm.  
Kristie McKitterick took the minutes on behalf of the Board.