

Sand Creek Villas Community Association, Inc
Board Meeting
September 13, 2018

Matt Lemon called the meeting to order at 8:40 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 5-21-18. Motion carried.

Financial Report

- As of August 31, 2018: Checking balance \$122832.97, Operating Savings \$825.18 Working Capital\Reserve balance \$356748.35 (all accounts include settlement and hail money).
- As of August 31, 2018 - Two homeowners were more than 30 days' delinquent. 4 homeowners are still on payment plans for the special assessment.
- Board wants to wait to purchase CD's until the door staining, and door siding is completed.
- Hammersmith is the master association's new management company. The owners at Sand Creek are confused with Hammersmith's notices on dues and payments, since Sand Creek Villa Owners Association currently pays the master dues for the homeowners. Hammersmith does not have a good way to pull out Sand Creek's invoices and notices for the master billing. Therefore, Sand Creek Villas are going to have the master association invoice each owner starting January 1, 2019. Sand Creek will use that money for the 2019 budget instead of raising the dues by \$10.00 per month. The positive is when comparing Sand Creek's dues to the other Pulte communities Sand Creek will be apples to apples.
- Cheryl motioned; Matt seconded; to approve the 2019 budget. Motion carried.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs are on hold until the doors and painting are completed.
- Changed rules to remove a dollar limit on loss assessment insurance.
- Kristie is working with Sigma Metals to replace one section on the fence by the gate that was dangerous when the gate opened. Waiting on bid from Dan at Sigma Metals.
- After a discussion on cyber insurance the board voted not to get cyber insurance.
- All the doors have been stained, Kristie is going to do a final inspection and have DeCarlos repair any blemishes that need taken care of.
- Western Elements has started the siding of the door frames. He estimates another month to finish all the doors.
- TJP has been working on the irrigation drip system. They only have 6 of the 31-buildings completed. One of the issues is that there are so many leaks at each building is taking longer than originally estimated.
- The annual meeting is November 7th at 6pm at the police station.

The meeting was adjourned at 10:16 am.

Kristie McKitterick took the minutes on behalf of the Board.