

Sand Creek Villas Community Association, Inc
Board Meeting
September 14, 2020

The meeting was called to order at 8:45 am. Quorum was established. Members present were Cheryl Galaszewski, VP, Ross Mortensen, Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Ross seconded; to approve the minutes from July 20, 2020. Motion carried.

Owners Forum

- Tammy Miller
- Melissa Gonzalez – Melissa was unable to attend the meeting

Financial Report

- As of August 31, 2020: Checking balance \$11901.73 Operating Savings \$65972.86. Working Capital\Reserve balance \$413567.29.
- As of August 31, 2020– There are not any homeowners more than 30 days' delinquent. 3 homeowners are still on payment plans for the special assessment.
- Ross reviewed the financials.
- Cheryl motioned; Ross seconded to approve the 2021 budget. There will be no increases in the dues for 2021 but will probably have to go up in 2022.

Violations

- Reviewed violations.

Unfinished/New Business

- Due to Covid 19 the annual meeting will be a mail in only meeting. There will be a zoom question and answer session on November 4th at 6 pm.
- Ross will not be running for the board this year.
- Tammy Miller volunteered to run for the board.
- The board voted not to clean out the gutters.
- There was an email vote to repaint the fire lanes, repaint the parking stripes, and have the roads swept.
- The key to one of the bulletin boards is not working properly. Cheryl is going to try one more time then we will call the locksmith.
- Kristie will try to get a gardener over the winter. So many of the plants, like the rose bushes need the dead cut out but with an expert that knows how to manicure the individual bushes.
- Kristie will ask the landscapers to trim the detention pond and the ditch to the south of the community. That is an annual expense.
- The board discuss the idea of paid parking for the guest areas. From 8am to 8pm the parking is free. From 8pm to 8am the parking is \$3.00 per night. This would be to try to get the homeowners to stop using the garage for storage, as the rules state.

The meeting was adjourned at 9:27 am.

Kristie McKitterick took the minutes on behalf of the Board.