

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 9-9-21

The meeting was called to order at 9:05am. Quorum was established. Members present were Cheryl Galaszewski, VP; Tammy Miller, Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Tammy seconded, to approve the minutes from March 17, 2021. Motion carried.

Two residents were asked to the board meeting, both were interested in running for the board. Neither were able to attend but one did email that she could not attend.

Financial Report

- As of August 31, 2021: Checking balance \$5197.77 Operating Savings \$56,104.26. Working Capital\Reserve balance \$445,651.58.
- As of August 31, 2021– There is one homeowner more than 30 days' delinquent. Three homeowners are still on payment plans for the special assessment.
- The financials were reviewed. The largest category that Sand Creek is over budget on is snow removal and there are three more months of snow removal coming.
- After a discussion on dues and expenses. The insurance continues to be the area that has the largest increase in cost. Insurance went up approximately \$8000.00 for 2021 and is expected to go up again in 2022. The insurance is put out to multiple bids each year. Cheryl motioned; Tammy seconded to raise the dues to \$180.00 and approve the budget.

Violations

- 6315 Sand Bar - Windows were completed.

Unfinished/New Business

- The board is monitoring the parking and will move to paid parking for the guest areas if needed. The paid parking will stay on the agenda.
- Since the snow was over budget the mulch will be looked at in the spring. Possibly rock some of the area where the mulch is just blown off.
- The insurance deductible went up to 10K with 5% wind and hail. A unit owner packet from the insurance company was sent to every owner and one is put in every new owner packet.
- Seal Coat finished the crack seal.
- Gardeners have been working on cleaning out all the dead from the rose bushes and fertilizing them.
- Concrete repairs were completed.
- Siding/painting repairs were completed.
- The bids for gutter cleaning were reviewed. The board voted not to do gutter cleaning at this time. However, 7021 Red Sand is having gutter issues and Kristie will call Cheyenne Mtn Roofing to repair the gutter.
- Landscape improvements were completed.
- Bids will be taken for a new landscaper.
- The annual meeting was scheduled with the fire department for November 2, 2021, at 6pm but due to Covid the meeting rooms have shut down. The annual meeting will be held by Zoom on the same day and time.
- Deb's gardening will fertilize all the flower beds.

- The state has made changes to the existing CCIOA policies and rules. Kristie will be working with the attorney to get the policies and the rules updated.
- The City of Colorado Springs revised the fire code and the new fire code needs to be incorporated into the existing rules.
- Kristie will get a bid to change all the house numbers.
- Kristie will see if Nicole Magic is interested in running for the board.
- Kristie will remind A Cut Above that it's time to cut back the ditch area and the detention pond.
- The board reviewed the bid to stain the doors. The bid was the same as last time at \$13200.00. The board voted to do the doors in the spring.
- Cheryl received a complaint the Dublin gate was not working but when she looked at it, it was fine. If it stops working Kristie will call for repairs.

The meeting was adjourned at 10:19 am.

Kristie McKitterick took the minutes on behalf of the Board.