

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 9-26-22

The meeting was called to order at 12:00 pm. Quorum was established. Members present were Cheryl Galaszewski, President, Dawna Hicks and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Cheryl Galaszewski Motioned to appoint Dawna Hicks to the board of directors.

Meeting Minutes – Cheryl motioned; Dawna seconded; to approve the minutes from 9-26-22. Motion carried.

Financial Report

- As of August 31, 2022: Checking balance \$19,051.50. Operating Savings \$62,224.48. Working Capital\Reserve balance \$461,965.32.
- As of August 31, 2022 – There are two homeowners more than 30 days' delinquent. Two homeowners are still on payment plans for the special assessment.
- The financials were reviewed. 2023 budget was discussed. Cheryl motioned; Dawna; seconded to accept that 2023. Budget that will increase dues to \$225.00. The increase in the dues is mostly driven by the increase in the insurance premiums, which is happening all over Colorado.

Violations

Unfinished/New Business

- Paid parking will continue to be looked at if the need arises.
- Kristie has talked to TJP about doing the mulch first thing in the spring of 2023. The bid was originally approved for the spring of this year but there was no mulch available due to COVID until late in the year. By that time the bushes were too large to try to get the mulch in affectively. It was also discussed to rock any areas that were bare of mulch.
- Kristie is working on an update to the policies and the rules from HB22-1137.
- The dog poop is being picked up once per month, and at this time we'll stay at that time frame.
- Kristie talked to Master Blaster about getting the oil stains off the parking areas. However, Master Blaster said that the stains can go down as far as six inches and is not possible to get up without taking all the slurry and the road out. At this time, the board voted not to go ahead with removing the stains.
- Cheryl motioned; Dawna seconded; to go ahead with grass seeding in the spring and see the areas that are dead.
- Any siding issues that the board or Kristie knows of has been fixed.
- The bollard at the front gate needs to be straightened. Then covers need to be put on all the bollards of both gates. The board voted to go ahead with the bid.
- All downspouts that Kristie or board knows of are fixed.
- The gate and the wrought iron fence that are on the perimeter of the property needs to be painted. We received the bid from DeCarlos Painting. Dawna motioned; Cheryl seconded; to approve that bid.
- Equinox Landscaping will be increasing their contract price by 5%.
- BBCAM will be increasing their contract price by 10% since they have not had a raise since they began in 2009.
- The annual meeting will be November 7th, 2022, at 6:00 PM.

- The parking striping was approved on 6-8-22 through an e-mail vote. Sand Creek is waiting for the work to be done. Kristie will call them and find out what day they plan to do it, and then send out the appropriate notices.
- There are three cars that the board knows of that haven't moved in weeks. Cheryl tagged them and if they don't move within a 48-hour time frame, Kristie will contact the towing company and have them removed.

The meeting was adjourned at 2:00 pm.

Kristie McKitterick took the minutes on behalf of the Board.