

Sand Creek Villas Community Association, Inc
Board Meeting
February 27, 2020

The meeting was called to order at 8:48 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 September 16, 2019 and November 6, 2019. Motion carried.

Financial Report

- As of January 31, 2020: Checking balance \$36948.58, Operating Savings \$65931.94. Working Capital\Reserve balance \$407675.40.
- As of January 31, 2020 – No homeowners are more than 30 days' delinquent. 3 homeowners are still on payment plans for the special assessment.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs. Kristie called Steve Lebel about marijuana and short-term leases. He advised her to use CCR's and state laws instead of the rules. Kristie will re-read the old rules to see if any changes are even needed.
- The board voted to have Ross Mortensen and Kristie McKitterick on the bank accounts. Past board member should be removed.
- Kristie will call 6323 Sand Bar again about the grid pattern on the windows.
- After reviewing 4 bids for the landscaping. Matt motioned; Cheryl seconded to hire A Cut Above.
- Instead of getting a new irrigation clock Kristie and Ashley (A Cut Above) are going to investigate a patch for the old clock. The current system is obsolete.
- Kristie will give A Cut Above the specs on the new plants around the buildings for a bid. Matt ask Cheryl to take the lead on the new plants and use her own discretion. This project has been approved in past meetings, but Sand Creek has been unable to find a vendor to fix the drip system and plant new plants.
- The board voted to stop using the parking committee and hire a tow company to monitor the parking. The tow company will give one 24-hour notice for parking sideways in the driveway. Kristie will get a contract with Klaus Towing. She will also get parking signs to warn residents.
- The doors were last stained in 2018 so next year Kristie will investigate whether they may need it again.
- Board voted to skip crack fill this year and do it next year.
- The City of Colorado Springs has mandated water restrictions starting May 1, 2020. Sand Creek will be able to water three days a week.
- The Dublin gate was hit by a car and Kristie received two bids to replace the Dublin exit gate. Cheryl motioned; Matt seconded to go with Sigma Metals. Kristie will see if American Overhead Door can do the cables.
- The board voted to put clips on the garage doors so the postcards could be hung directly at the units. A Cut Above will be putting them on.
- Kristie has been seeing a lot of dog feces around the community. The board will try to watch out for The Scoop and see if he is doing a good job.

- A Cut Above will be replacing the carriage light bulbs on garages as needed. If the light fixture is broken that will be the homeowner's responsibility to repair.

The meeting was adjourned at 10:07 am.

Kristie McKitterick took the minutes on behalf of the Board.