

Sand Creek Villas Community Association, Inc  
Board Meeting  
July 20, 2020

The meeting was called to order at 8:26 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 March 27, 2020. Motion carried.

Financial Report

- As of June 30, 2020: Checking balance \$25338.18 Operating Savings \$65959.22. Working Capital\Reserve balance \$419230.04.
- As of June 30, 2020 – One homeowner is more than 30 days' delinquent. 3 homeowners are still on payment plans for the special assessment.
- Ross reviewed the financials.

Violations

- Reviewed violations.
- Violation policy was discussed and the procedure of the violations to the hearing point was reviewed.

Unfinished/New Business

- Matt Lemon has resigned from the board due to selling his unit.
- The Dublin exit gate was hit by a car. The tenant did call in and their insurance is paying for the damage. Kristie has sent the receipts into Allstate for reimbursement.
- Dog feces issues are slightly better, but Kristie will keep sending letters when possible.
- Mud jacking is complete. All known issues have been repaired.
- The 2 entrance signs are completed and one of the parking signs is done. Kristie just got one parking sign to see how it looks in the parking areas space. Kristie ordered 6 more additional parking signs and is just waiting for them to be completed. A Cut Above will install all the signs at one time. Towing will be on a case by case basis.
- Due to Covid 19 all meeting rooms have been cancelled till January 2021. After talking with the association's attorney about the annual meeting Sand Creek has decided to do a mail in meeting only. Not everyone in the community has access to zoom but everyone does have the mail. Board members will be available to answer questions by email or phone if members do need anything.
- The 2 areas that the siding was loose have been fixed.
- The next meeting will be Sept 14<sup>th</sup> at 8:30am by Zoom.

The meeting was adjourned at 9:03 am.

Kristie McKitterick took the minutes on behalf of the Board.