

Sand Creek Villas Community Association, Inc
Board Meeting
September 16, 2019

The meeting was called to order at 8:48 am. Quorum was established. Members present were Matt Lemon, President, Cheryl Galaszewski, VP, Ross Mortensen, Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Matt motioned; Cheryl seconded; to approve the minutes from June 27, 2019. Motion carried.

Financial Report

- As of August 31, 2019: Checking balance \$8863.95, Operating Savings \$65894.30. Working Capital\Reserve balance \$403964.84 (all accounts include settlement and hail money).
- As of December 31, 2018 – No homeowners are more than 30 days' delinquent. 4 homeowners are still on payment plans for the special assessment.
- There is a CD coming due in October, Kristie to shop for the best rate available.
- After viewing the proposed 2020 budget and making a few minor changes. Matt motioned; Cheryl seconded to accept the budget for 2020.

Violations

- Reviewed violations.

Unfinished/New Business

- New Rules and Regs are on hold.
- Many of the upright junipers fell over in a winter storms of last snow season. The arborist recommended trimming the tops off. The board did an email vote to approve having Front Range Arborist trim down the junipers.
- Cheryl Galaszewski and Kristie are to be the two principle signers on all banking accounts.
- Royal Scapes was hired to do the irrigation system maintenance through an email vote.
- Royal Scapes will be let go as of the sprinkler blow out and A Cut Above has been hired to take over the irrigation system at Sand Creek.
- Donna Hicks has requested to be on the 2019 ballot. Matt also has chosen to rerun for the board of directors.
- Erica the president of Ridgeview at Stetson Hills phoned Kristie and let her know that as of the end of this growing season the agreement with Sand Creek Villas will be terminated. Sand Creek Villas will have to start maintaining the area to the south of the Wills Drive entrance including the Sand Creek sign area. On Dublin the master will continue to maintain from the sidewalk to the street. Kristie will get a bid for landscaping to include the new areas.
- The mulch was put on hold in the spring so the irrigation person could find any leaks. That has been completed and Western had ask to hold on the mulch until he could finish the trimming. The mulch is set to be installed on September 25th.
- The irrigation clock will be become obsolete as of the end of the 2020 growing season. Sand Creek has a very sophisticated system that allows a text to be sent to the irrigation person for on going leaks. The board has asked Kristie to get a bid for the replacement of the clocks so we can continue to work in a similar manor as they do now.
- A resident pointed out that 6323 Sand Bar Point has a window that doesn't match the grid pattern of the building. Kristie has talked with the property manager and they have agreed to replace the window.

- The master association planted plants in cul de sac prior to letting Sand Creek know. Kristie was out on property, noticed them planting and ask the irrigation people to give them extra water and check to see if all the drip is working in that area.
- Annual meeting November 6th at 6:00pm, at Stetson Hills police station.
- Matt requested that a postcard be sent to every resident to remind them to keep the trash totes in the garage except for trash day.
- The board has become aware that someone is doing a window tinting business in the garage. There have not been any problems with traffic. The board is going to request that the keep the garage door closed while they work on cars unless we find out that they are using the parking.
- Matt motioned; Cheryl seconded to retain their current positions and Ross will become the new treasurer. Motion carried.

The meeting was adjourned at 9:48 am.

Kristie McKitterick took the minutes on behalf of the Board.