

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 9-21-23

The meeting was called to order at 11:15 am. Quorum was established. Members present were Cheryl Galaszewsk, President and Dawna Hicks, Vice President, Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Dawna seconded; to approve the minutes from 7-31-23. Motion carried.

Financial Report

- As of August 31, 2023: Checking balance \$10898.34. Operating Savings \$47693.88. Working Capital\Reserve balance \$468636.75.
- As of August 31, 2023 – There are two homeowners more than 30 days' delinquent. Two homeowners are still on payment plans for the special assessment. The homeowner that has not paid their bill, the board approved sending to the attorney if he doesn't call in and make a payment plan or pay in full.
- The financials were reviewed.
- 2024 Budget was approved with a \$30.00 per month increase in dues.

Violations

Unfinished/New Business

- The board will look at new porch lights in the upcoming months and see if any would fit in that spot.
- Numerous crab apple trees have blight and are scheduled to be cut down. Email vote.
- Ants crawling in the brick siding were treated.
- The doors need stain, but the stain has not been working well. Need to find an alternative solution.
- Josh agreed to run for the board of directors.

The meeting was adjourned at 12:00 pm Kristie McKitterick took the minutes on behalf of the Board.