

Sand Creek Villas Community Association, Inc  
Board Meeting  
March 24, 2014

Andy Fisher called the meeting to order at 2:03pm. Quorum was established. Members present were Mike Willoughby, President, Andy Fisher, VP, and Ray Cordero, Secretary-Treasurer, and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Ray motioned; Andy seconded; to approve the minutes from October 8, 2013 and November 6, 2013. Motion carried.

#### Financial Report

- As of February 28, 2014: Checking balance \$19533.39, Operating Savings \$7520.17, Working Capital\Reserve balance \$522,265.15 (includes settlement money).
- As of February two homeowners were more than 30 days delinquent. Both of them have payment plans with the association.
- Taxes were completed and mailed.
- Audit was reviewed and copies were given to the Board members.

#### Violations

- The violation list was reviewed.

#### Unfurnished/New Business

- The Board met with APAC and Avery Asphalt. Mike Bartusek, Associated Design Professionals were also ask to bid on the asphalt and concrete. Mike Bartusek wanted to only mill off the edges of the road not the entire road, which in the end would not have been a long term fix. He also wanted to charge for his bid and the Board declined. APAC and Avery each had their concrete vendor with them. After walking the entire property with each vendor and listening to their bids, Avery was chosen by the Board to make a few additions to their bid and resubmit for final approval.
- The new Collection Policy was signed.
- The bid for TJP to change many areas from bark to rock is still holding pending the new drainage swales.
- 6363 Sandbar Point has a two tone garage door that seems to be fading differently with time. Kristie has made an agreement with the owner for him to replace the entire garage door within a two year period.
- Retaining wall drainage bid and the bid for the drainage problem on Sandcastle have both been approved.
- Parking stops have been added to stop people from backing into the fence at the Dublin gate.
- Trash bids were reviewed and Waste Management will retain the contract.
- New tenant rules that were written by Steve Lebel were email to the Board. The Board will review and discuss them at the next meeting.
- There is a 3 year plan to refinish the doors. Last year 1/3 of the doors were completed. However, do to the deterioration of the remaining doors it was motioned by Ray and seconded by Mike to complete all of the remaining doors and then start the 3 year

schedule. A bid was received by Sleeper Painting who did the first 1/3 doors, if the bid was lower to \$105.00 per door (to include the door trim) then the bid will be accepted. Motion carried.

- An attorney has called Kristie about developer dues from Pulte. Kristie will arrange a meeting with the attorney and the Board.

The meeting was adjourned at 4:45pm.

Kristie McKitterick took the minutes on behalf of the Board.