

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 3-31-23

The meeting was called to order at 9:05 am. Quorum was established. Members present were Dawna Hicks, President and Cheryl Galaszewski, Vice President, Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Dawna seconded; to approve the minutes from 2-2-23. Motion carried.

Financial Report

- As of February 28, 2023: Checking balance \$22,375.00. Operating Savings \$62,512.08. Working Capital\Reserve balance \$470,033.76.
- As of February 28, 2023 – There are two homeowners more than 30 days' delinquent. One homeowner called in and paid their bill in full. 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.

Violations

Unfinished/New Business

- The board approved the extra cost for mulch (twice). The mulch had not been done in 4 years. It was scheduled to be done last year but there was a mulch shortage due to covid.
- Updated Rules and Regulations are on the website.
- Donna wanted it noted that the Christmas holiday season doesn't officially end until January 6th, Epiphany.
- Kristie has been working on the new insurance. There are a limited number of companies that will bid on Sand Creek due to the high number of rentals. Kristie asked USI, Assured and American Family for bids. USI Insurance Services, the current carrier, and Assured Partners are both insurance brokers. USI went to all the available carriers for a bid which locked Assured out since they both use the same insurance companies. Sand Creek can only change the agent if they would like to go to Assured Partners. American Family will only bid with a 10% wind and hail. Kristie has asked USI to give a bid for 5% wind and hail and also with a 10% wind and hail.
- Gate and the fence painting will continue as soon as the weather is nice enough.
- The board voted to pass on the crack fill for another season. Will re look at crack fill next year.
- Lauren Holmes completed the insurance resolution and BBCAM will mail that out to all owners.
- Porch Postcard – Kristie will re look at to fit larger postcard.
- Received bid for 6362 Sand Bar Point downspout From Cheyenne Mtn Roofing. They recommended heat tape to help the water flow. Homeowner declined the heat tape. Kristie will have Cheyenne Mtn come back out and see what else can be done.
- Swartz is coming to repair the front light at the Sand Creek sign.
- Kristie will be working on having the streetlight by the front mailboxes repaired.
- The front gate needs a new keypad. There have been numerous complaints that people aren't able to use their codes. Overhead Door is working on getting it fixed.
- 6918 Red Sand Grove – Kristie will have Cheyenne Mountain Roofing look at the downspout.
- Kristie will contact Expert Concrete to bid the sidewalks with spalling.
- The board approved renewing the Gardeners Contract for 2023. Kristie will send the contract for signature.

- The owner at 6906 White Sand Point has requested a Tesla charging station inside the garage. The board has requested Kristie to ask the insurance company if it would change our insurance rate. If not, it will be approved although they do not need to have an ACC application, since it's inside the garage.
- The owner of 6914 Sandcastle Point has requested to have a generator outside the unit in case the power ever goes out. The day of the board meeting the owner rescinded the request due to the cost of the generator.

The meeting was adjourned at 10:47 am Kristie McKitterick took the minutes on behalf of the Board.