

Sand Creek Villas Community Association, Inc  
Board Meeting  
Meeting 08-19-2025

The meeting was called to order at 5:01 PM MST. Quorum was established. Members present were President, Nicole Magic and Vice President, Dawna Hicks. As well as Felicia McKitterick and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Nicole motioned; Dawna seconded; to approve the minutes from 09/19/2024, 12/20/2024 and 11/4/2024. Annual meeting minutes were review.

#### Financial Report

- As of July 31, 2025 - checking balance \$78,615.20. Operating Savings \$14,269.95. Working Capital\Reserve balance \$226,542.11.
- As of July 31, 2025 – There are six homeowners more than 30 days' delinquent. One homeowner is still on a payment plan for the special assessment.
- The financials were reviewed.
- Reviewed insurance cost.

#### Violations

- The violations were reviewed. One house is doing car maintenance, and the vehicles are leaking oil onto the street of Red Sand as well as White Sand Point. It was discussed if a seal coat or slurry would fix it but we are going to wait at this time. Association is going to continue to send two more notifications to the homeowner about it.

#### Unfinished/New Business

- Trees hitting the building – Front Range Arborist – this was approved via email vote by 100% of the board
- 7206 Red Sand spalling concrete – board discussed and going to get a second bid from concrete contractor.
- Collection Policy – signed and completed by Nicole Magic
- Potted flowers in common area May 1-October 31 – This was discussed in great detail, going to move forward by creating a rule and will discuss at next board meeting.
- Discussed when dead bushes get taken out, we add greenery to the area for year round green plants.
- Rock project – Email vote 100% approval by all of board members.
- Front gate got new back up battery – and surge protector.
- Snow removal contract for 2025/2026 – will use Decarlos
- Board Meetings – Set dates and times for meetings to follow:
  - September 23<sup>rd</sup>, 2025 at 5:00 PM MST via Zoom.
  - October 21<sup>st</sup>, 2025 at 5:00PM MST via Zoom.
- Annual Meeting is Novemener 5<sup>th</sup>, 2025 at 5:30 PM MST check in time and 6:00 PM MST start time.
- Felicia is going to talk to the landscaper about the grass not being cut, but laying over when mowed.

The meeting was adjourned at 6:09 PM MST Felicia McKitterick took the minutes on behalf of the Board.