

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 5-14-24

The meeting was called to order at 4:02 pm. Quorum was established. Members present were Cheryl Galaszewski, President, Dawna Hicks, Vice President, Josh Corbell, Treasurer, Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Josh seconded; to approve the minutes from 9-21-23 and 11-1-23. Motion carried. Annual meeting minutes were reviewed.

Financial Report

- As of April 30, 2024, checking balance \$75704.97. Operating Savings \$47900.66. Working Capital\Reserve balance \$482115.76.
- As of April 30, 2024 – There are three homeowners more than 30 days' delinquent. One homeowner is still on payment plans for the special assessment. The homeowner that has not paid their bill has filed bankruptcy and the attorney is working having the bankruptcy dismissed since they have not kept current.
- The financials were reviewed, the insurance premium will cause the insurance to be over in the budget.

Violations

- The violations were reviewed. Lights on the porch and items in the common area were discussed.

Unfinished/New Business

- Kristie contacted the HOA attorney about the responsibility of staining the doors. The attorney determined it is the responsibility of the staining of the homeowner.
- Board would the potholes filled but not the crack fill or the seal coat. The board would slurry either this year or next year. Kristie will contact A1 about slurry and see when they have openings.
- If they can't slurry this year Kristie will contract Hawkeye Striping about restriping the handicap and parking areas.
- The board adopted a new insurance resolution.
- The board will walk after the meeting to determine what concrete handicapped areas will need to be replaced.
- The board approved \$1000.00 in repairs to edging issues that are throughout the community.
- The board approved the gardener to trim the roses, fertilize the plants and roses in the bark beds. They would also like a fall trimming of the roses, so they are not over the sidewalk areas.
- Kristie's action item list was reviewed.
- Gate remotes are only available on Amazon.
- The board approved having a basic maintenance of the gates.
- The sign at the Dublin gate needs to be larger. The sign tells homeowners that the gate is remote control only.

The meeting was adjourned at 5:01 pm Kristie McKitterick took the minutes on behalf of the Board.