

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 6-11-24

The meeting was called to order at 5:01 pm. Quorum was established. Members present were Cheryl Galaszewski, President, Dawna Hicks, Vice President, Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Dawna seconded; to approve the minutes from 5-14-24. Motion carried.

Financial Report

- As of May 31, 2024, checking balance \$68,325.55. Operating Savings \$47,927.10. Working Capital\Reserve balance \$482,177.98.
- As of May 31, 2024 – There are four homeowners more than 30 days' delinquent. One homeowner is still on a payment plan for the special assessment. The homeowner that has not paid their bill Filed Chapter 13, then Chapter 7. The attorney is monitoring.
- The financials were reviewed.

Violations

- The violations were reviewed. Lights on the porch and items in the common area were discussed. The board split opinions on the lights. One flag will be allowed.

Unfinished/New Business

- Pothole repair completed.
- Slurry approved email vote.
- Damaged handicap ramps approved email vote.
- The board reviewed the bid from Trax. They felt there were more repairs than were listed. Kristie will contact Brock. Kristie also asked for a bid from Golden West.
- Cody will do \$1000.00 in repairs to edging issues that are throughout the community.
- Fire lane painting on hold until slurry date is known.
- The board approved the gardener to do additional work and fertilizer.
- The board approved having a yearly 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. TJP is working on it.
- No grills on porches.
- Trim trees that hit the buildings in the fall.
- The board looked at 6966 Red Sand. The owner requested a tree. It is a very tight area too small for a tree.

The meeting was adjourned at 5:48 pm Kristie McKitterick took the minutes on behalf of the Board.