

Sand Creek Villas Community Association, Inc
Board Meeting
Meeting 6-26-24

The meeting was called to order at 5:06 pm. Quorum was established. Members present were Cheryl Galaszewski, President, Dawna Hicks, Vice President, Nicole Magic and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Cheryl motioned; Dawna seconded; to approve the minutes from 6-11-24. Motion carried.

Unfinished/New Business

- A motion was made to accept Cheryl Galaszewski's resignation and appoint Nicole Magic to the board of directors. Motion carried.
- A motion was made for the following positions:
 - Nicole Magic - President
 - Dawna Hicks - Vice President
 - Josh Corbell – TreasurerMotion carried.
- The board reviewed the revised bid from Trax and the bid from Golden West. Nicole motioned; Dawna seconded; to approve the Trax revised bid with Nicole being able to add work as problem areas come up as the project goes on. Kristie advised the board that the roads were aging and that within 5-10 years major replacement would be needed. The estimated cost in today's dollars is \$500,000.00.
- The gate maintenance was performed and the bid for repairs and adding safety features was \$17713.00, Nicole has a name of another gate company and Kristie will get a bid for the same work from them.
- Fire lane painting on hold until slurry date is known.
- The board approved the gardener to do additional work.
- Equinox has been asked to trim the junipers and remove all dead plants.
- 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.
- Kristie advised the board that starting August 7, 2024, parking signs must also be in Spanish. Kristie will work on adding signs in Spanish.
- The collection policy must be revised for the new law that removed having a server post notice on back due accounts. Kristie will let the attorney know to revise the policy.

The meeting was adjourned at 5:53 pm Kristie McKitterick took the minutes on behalf of the Board.