

Sand Creek Villas Community Association, Inc
Annual Meeting
Wednesday, November 10, 2010

Tom Hart called the meeting to order at 6:07pm. Quorum was not established. Board members present were Tom Hart, President, Mike Willoughby VP, and Ray Cordero, Secretary-Treasurer. Also present Kristie McKitterick and Tammy Bonovich from Balanced Bookkeeping & Community Association Management.

Tom Hart introduced the members of the Board.

Meeting Minutes – Due to lack of quorum the meeting minutes were unable to be approved. They will be approved at next year's meeting.

President Report

- ◆ Sand Creek Villas has hired Cass McKenzie from McKenzie Rhody and Hearn to assist our community with the issues of the poor construction of the street, drainage issues and various smaller issues. The Board will try to keep the residents posted on the progress with Pulte.

Tom introduced Shane Fleener from McKenzie Rhody and Hearn who updated the residents on where we are in the process with Pulte. As of this point a Notice of Demand has been sent to Pulte. Shane summarized the time frame of the claim.

Financial Report – Ray Cordero gave the financial report.

- ◆ General overviews of the financials were discussed.

Vote was made to ratify budget. Budget was approved.

Election of homeowner Board Member – Due to lack of quorum; no elections were made.

Public Comments – Issues discussed were:

- ◆ Homeowners are concerned about the parking. The rules were reviewed that no garages can be used as storage therefore causing the resident not to be able to park their cars in the garage. A violation report may be made in writing to the community manager and must include the violators address.
- ◆ It was discussed that some of the homes would be having the bark removed and rock added.
- ◆ From the hail storm on 7-4-10 a claim was submitted to the insurance company who sent out a large loss adjuster. Gabe Ganga was the adjuster sent by Cincinnati Insurance Company, it was determined that all building suffered hail damage to the roofs and the gutters. The work can't be done until the temperature is above 50 degree to repair the work, therefore the work will be done as soon as the weather permits in the spring.

Drawing

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Kishman and Cruz.

- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Zaves and Hopkins.

The meeting was adjourned at 6:46pm.

Kristie McKitterick took the minutes on behalf of the Board.