

Sand Creek Villas Community Association, Inc
Transition Meeting and Annual Meeting
Tuesday, October 28, 2008

Transition Meeting

Nate Skrdla called the meeting to order at 5:34pm. Quorum was established. Board members present were Nate Skrdla, Tom Hart VP. Also present was Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Nate Skrdla introduced the members of the Board and Officers.

President Report

- ◆ Nate gave a summary of where Pulte is in the development of Sand Creek Villas. Looking forward Pulte hopes to build out by the end of next summer.
- ◆ The vacant land on the corner of Shimmering & Dublin is in the process of being developed by a daycare center.
- ◆ The Dublin gate had its electricity turned off but is now ready to be put back into service.

Election of the first homeowner Board – Tom Hart small bio on nominees Mike Willoughby, Ray Cordero, and Marta Harrison. Homeowners Brett Goodlin and Shirley Wells volunteered to count the votes. Tom Hart, Mike Willoughby, and Ray Cordero were elected to the first homeowners controlled Board of Directors.

Kristie talked about the gate and emergency vehicles:

- ◆ The fire department has a Knox lock and can enter the community at anytime
- ◆ The police department has been given a code to both gates and can enter the community at anytime.
- ◆ AMR (ambulance) currently does not have a system for tracking gate codes and usually enters with the fire department. The homeowner on the phone with 911 must know their own gate code and give it to the operator if the ambulance does not enter with the fire department.

Annual Meeting

Tom Hart led the meeting from this point on.

Meeting Minutes – Brett Goodlin motioned to accept last year's minutes, Mike Schmidt seconded; motion carried.

Public Comments – Issues discussed were:

- ◆ Excess water usage in the common court yard
- ◆ Pulte will evaluate cracks in driveways, sidewalks, and curbs before the turnover of the association is complete
- ◆ Pulte will continue to evaluate the drainage problem in courtyard and other drainage issues.

♦ Pulte will add a rock swale between Lot 94 and Lot 95.

Financial Report - Tom Hart gave a financial report. Vote was made to ratify budget. Budget was ratified.

The winners of the two \$25.00 gift certificates were Stephen Donivan and Robert Filer.

The meeting was adjourned at 6.55pm.

Kristie McKitterick took the minutes on behalf of the Board.