

Sand Creek Villas Community Association, Inc  
Annual Meeting  
Wednesday, November 09, 2011

Mike Willoughby called the meeting to order at 6:02pm. Quorum was established. Board members present were Mike Willoughby, President and Ray Cordero, Secretary-Treasurer. Also present Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management. Board members absent were Andy Fisher, VP.

Mike Willoughby introduced the members of the Board.

**Meeting Minutes** – Maureen Wolfe motioned; Karen Cogan seconded; to accept the minutes from 2009 and 2010 annual meetings.

**President Report**

- ◆ Cass McKenzie from McKenzie Rhody and Hearn was hired to represent Sand Creek Villas with the issues with Pulte. Mr. McKenzie reported that things are moving along and hopefully will be settled by the next annual meeting.

**Financial Report** – Ray Cordero gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ There are 3 homeowners that are significantly past due that has caused the association financial hardship. They are with the attorney and everything possible is being done to collect the monies that are owed to the association.
- ◆ Raising water costs will be a problem financially for the future.
- ◆ The strain of fixing the critical issues that Pulte was responsible for has also put a strain on the association's financials.
- ◆ Discussion on why the dues will be increased to \$125.00.

Vote was made to ratify budget. Budget was approved.

**Election of Homeowner Board Member**

- ◆ Andy Fisher was elected to the Board of Directors.

**Public Comments** – Issues discussed were:

- ◆ Request for a light by 6942 Red Sand Grove will be looked into
- ◆ A surface drain was added to the courtyard where water sits.
- ◆ It was reported that children on skate boards destroyed the solar light and it is to be replaced.

**Drawing**

- ◆ A drawing for one \$25.00 gift certificate was held for members who attended the meeting and the winner was: Sleeper.
- ◆ A drawing for one \$25.00 gift certificate was held for members who sent in proxies and the winner was: Meighan.

The meeting was adjourned at 7:00 pm.

Kristie McKitterick took the minutes on behalf of the Board.