

Sand Creek Villas Community Association, Inc
Annual Meeting
November 5, 2014

Mike Willoughby called the meeting to order at 6:00pm. Quorum was established. Board members present were Mike Willoughby, President and Andy Fisher, VP. Also present Kristie McKitterick and Kelly Denning from Balanced Bookkeeping & Community Association Management.

Mike Willoughby introduced the members of the Board, Balanced Bookkeeping's staff and Heidi Storz from Benson, Kerrane, Storz & Nelson.

Heidi Storz from Benson, Kerrane, Storz & Nelson gave an update on the issues with Pulte.

Officer Bob Harris from the Neighborhood Watch gave a presentation on safety and how to set up a neighborhood watch in Sand Creek Villa's. Officer Harris talked about the fact that just because you live in a vehicular gated community to not let your guard down.

Meeting Minutes – Cordelia Smith motioned; Tom Pasienski seconded; to accept the minutes from the 2013 annual meeting.

President Report

- ◆ Changed from TJP Landscaping to Taylor Made. TJP was let go in the middle of the mulch project due to poor quality of work.
- ◆ Had to replace another motor on the gates due to the fact that Pulte put in gates that are too heavy for the motors. Would have to replace entire gate to have the gates have the proper size.
- ◆ Started the paper work for Pulte to pay back dues. This will be on hold until another Pulte community settles pending the outcome of their case.
- ◆ Re-stained the last 2/3 of the doors in the community.
- ◆ Homeowners are responsible for snow and ice removal when the snow accumulation is under 2".
- ◆ Homeowners need to winter water as much as possible during the winter to help save the landscape.

Financial Report – Mike Willoughby gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Raising water costs will be a problem financially for the future.
- ◆ Dues going up \$5.00. Reminded owners that Sand Creek pays for the master dues and so the actual money to Sand Creek is even lower than appears.

Vote was made to ratify budget. Budget was approved.

Election of Homeowner Board Member

- ◆ Lorrie McCoy was elected to the Board of Directors.

Drawing

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Sharon Wells and Shirley Wells.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Hart and Stine.

The meeting was adjourned at 7:18 pm.

Kristie McKitterick took the minutes on behalf of the Board.