

Sand Creek Villas Community Association, Inc  
Annual Meeting  
November 6, 2013

Mike Willoughby called the meeting to order at 6:03pm. Quorum was established. Board members present were Mike Willoughby, President and Ray Cordero, Secretary-Treasurer. 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 Allen Mena.

Allan R. Mena from McKenzie Rhody and Hearn gave an update on the issues with Pulte. Allan R. Mena reported that a settlement has been reached with Pulte. Details of how much the association will receive is still pending upon the attorney's final statement. How the funds will be allocated is still pending bids from vendors.

**Meeting Minutes** - Bryce Meighan motioned; Ryan Hawley seconded; to accept the minutes from the 2012 annual meeting.

**President Report**

- ◆ Changed the HOA insurance to American Family to get away from the 2% wind and hail deduction.
- ◆ The HOA purchased Weather Clocks for the irrigation system. The goal of the clocks is for the computer to talk to a weather bug system and determine if water is needed based on the weather conditions. It also has a flow sensor to determine if the system has a leak and will automatically shut off the water after 3 minutes and send a text to the technician.
- ◆ Had to send pest control out during 2013 for pigeons, snakes, and rabbits.
- ◆ Snow removal for snow storms less than 2" is the homeowner's responsibility and the HOA discourages the use of salt products on the sidewalks unless the owner feels it's necessary for safety reasons.
- ◆ The gates will be locked open during snow storms so owners can drive through the gate without having to stop.
- ◆ Sand Creek has had a few siding issues, if any owner is aware of any problems please report it to the management company.
- ◆ The front doors at Sand Creek are beginning to fade. 1/3 of the doors were re stained this year and the rest of the doors will be done over the next 2 years.
- ◆ The settlement money will be used:
  - ◆ Repairs of the roads
  - ◆ Repairs to the curbs and driveways
  - ◆ Drainage swales
- ◆ A bid with the landscaper has been approved for replacement of some of the mulch with rock but the Board has decided to wait until the concrete drainage swales are in if there is enough money from the settlement.
- ◆ Garages are to be used for parking not for storage areas per covenants. Garages will need to be cleaned out and cars parked in them during the road repairs. Parking will

definitely be a problem during this time. Kristie will ask the daycare by the front gate if Sand Creek residents could park in their parking lot during the repairs.

- ◆ The lights above the garages are the homeowner's responsibility however the association has changed the light bulbs in the past.
- ◆ The tenant cap proposal has been permanently tabled due to lack of positive support.

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

- ◆ General overviews of the financials were discussed.
- ◆ Raising water costs will be a problem financially for the future.
- ◆ Waugh and Goodwin are just finishing up the audit for 2012.
- ◆ Two homes are in foreclosure however both homes have payment plans for the dues.
- ◆ There is no increase in dues this year but will probably be increased next year due to rising costs.

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:

- ◆ The rubber hoses for the washer should be changed every 5 years to prevent leaks.
- ◆ Dryer vent should be cleaned periodically to avoid fires.
- ◆ Milguard is the manufacturer of the windows.

**Drawing**

- ◆ A drawing for two \$25.00 gift certificates were held for members who attended the meeting and the winners were: Sleeper and Kishman.
- ◆ A drawing for two \$25.00 gift certificates were held for members who sent in proxies and the winners were: Wessel and Filer.

The meeting was adjourned at 7:16 pm.

Kristie McKitterick took the minutes on behalf of the Board.